

Crowthor|Key

SALES

£285,000



38 Carr Road
Buxton SK17 6WF



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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Hall

Composite internal door, radiator, stairs to first floor, cloaks cupboard.

Dining Room – 9'7 x 9'3

Radiator.

Separate W/C

Low flush W/C, porcelain wash hand basin, radiator, extractor fan.

Kitchen/Breakfast – 15' x 13' (max)

Fitted units, worktops and tiling, integrated fridge, freezer, dishwasher & washing machine, UPVC window, UPVC French doors to rear garden, double radiator, under-stairs cupboard.

Bedroom – 9'10 x 9'8

UPVC window, radiator, built-in wardrobes.

En-suite: shower enclosure, porcelain wash hand basin, low flush W/C, central heated towel radiator, extractor fan, UPVC window.

Lounge – 15'1 x 11'9

Two UPVC windows, double radiator, under-stairs cupboard.

Landing

Built-in cupboard housing Worcester combi boiler, radiator.

Bathroom

Porcelain bath with mixer shower over, porcelain wash hand basin, low flush W/C, Velux, central heated towel radiator, extractor hood.

Bedroom – 12'9 x 8'4

Velux, radiator.

Bedroom – 13'8 x 8'4

UPVC window, radiator.

Bedroom – 7'9 x 6'6

UPVC window, radiator.

Rear Garden

Laid to paved patio area and lawn.

Other

1 x parking space



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk