

Crowther|Key

SALES

£425,000



Hernstone Lea Church Lane
Buxton SK17 8EL



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

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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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Opportunity to extend subject to planning permission.

Entrance Hall

Stairs to first floor, double radiator, UPVC double glazed window.

Kitchen – 15'6" x 9'7"

Fitted units with oak worktops, built-in cupboards, oil-fired Aga, inset sink unit, UPVC window, pantry, four ring ceramic hob, archway, built-in oven.

Dining Room – 15'5" x 12'10"

UPVC window, radiator.

Utility – 13'0" x 6'5"

Fitted units and oak worktops, UPVC window, UPVC stable door to rear, extractor fan, plumbing for washing machine.

Former Garage – 17'0" x 16'2"

Now converted to a cinema room with oak worktops, fitted bar with wine fridge under, UPVC window.

Lounge – 19'9" x 15'0"

Two UPVC windows, two radiators, multi-fuel stove.

Snug – 11'8" x 10'6"

UPVC window, radiator.

Separate WC

Low flush WC, porcelain wash hand basin, UPVC window, radiator.

First Floor

Landing

Two UPVC windows.

Bedroom One – 11'8" x 9'9"

Two UPVC windows, radiator.

En-suite shower room

With shower enclosure, electric shower unit, low flush WC, porcelain wash hand basin, extractor fan.

Bedroom Two – 15'0" x 8'0"

UPVC window, radiator.

En-suite shower room with shower enclosure, electric shower unit, low flush WC, porcelain wash hand basin, extractor fan.

Bedroom Three – 15'0" x 8'0"

UPVC window, radiator, range of fitted wardrobes along one side.

Bedroom Four – 16'1" x 15'5"

Two UPVC windows, radiator.

En-suite "Jack and Jill" bathroom – 15'0" x 6'7" w

With reproduction roll top bath, wash hand basin, low flush WC, shower enclosure, heated towel radiator, UPVC window.

External

Enclosed large rear garden

Carport and driveway parking.

Tranquil outside bar area.

Additional land to side.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(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