Crowther | Key

SALES







£199,000

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8 Brooklands
Buxton SK17 7BQ









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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Vestibule
Composite front door.

Hall
Radiator, stairs to the first floor.

Lounge (12ft 8in x 11ft)
Feature fireplace, 2 UPVC windows, radiator.

Dining room (13ft x 12ft)
Double radiator.

Kitchen (9ft 5in x 9ft 1in)
Floor units and worktops, wall cupboards, 4 ring stainless steel gas hob, stainless steel electric oven and microwave, extractor hood, stainless steel sink unit, plumbing for washing machine and dishwasher, UPVC window, UPVC door to rear.

Cellar
Worcester Greenstar combi boiler, UPVC window, electro osmosis damp proof course.

Landing
UPVC window.

Bathroom
Timber paneled bath, shower enclosure, pedestal wash basin, low flush wc, bidet, heated towel radiator, UPVC window.

Bedroom (15ft 1in x 12ft 7in)
2 UPVC windows, double radiator.

Landing
Velux window.

Bedroom (19ft 5in x 15ft 1in)
Velux window. Large eaves storage, radiator.

Outside
Enclosed rear yard area.



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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