Crowther | Key

SALES







£365,000

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2 Railway Station Cottages
Hope Valley S33 7ZP









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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Entrance Vestibule

Lounge 14' x 9'5"
uPVC double glazed window, night storage heater, pantry off.

Dining Room 12'5" x 11'2"
Stone fireplace, uPVC double glazed window, built-in cupboard with hot water cylinder.

Kitchen 6'3" x 6'
Stainless steel sink unit, uPVC double glazed window, electric cooker point, plumbing for washing machine, solid hard wood half glazed door to rear (wooden two door storm door for extra protection).

Bathroom 7'1" x 6'4"
Panelled bath, low-level WC, porcelain wash hand basin, two uPVC double glazed windows, night storage heater, extractor fan.

Bedroom 1 14' x 9'5"
Two uPVC double glazed windows, plus recesses with low-level WC and wash hand basin.

Bedroom 2 12'5" x 9'
uPVC double glazed window, built-in cupboard.

Bedroom 3 9'1" x 8'
uPVC double glazed window.

Exterior Two parking spaces to front. Extensive rear yard plus large lawned garden.

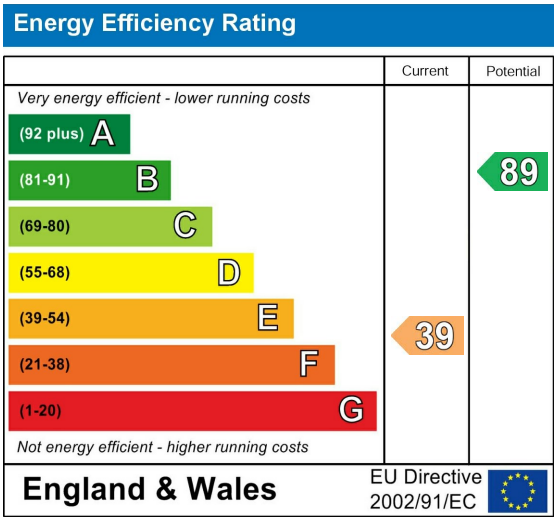
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

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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