

Crowther|Key

SALES



£219,995



15 Highfield Avenue
Buxton SK17 8DE



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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Entrance Hall

UPVC front door, stairs rising to first floor, radiator.

Lounge - 17'5" x 11'4"

UPVC windows to front and rear, two radiators.

Dining Room - 10'9" x 10'0"

UPVC window, radiator.

Kitchen 14'2" x 7'0"

Range of wall and base units with round edged work tops, stainless steel sink unit, radiator, understairs cupboard, plumbing for washing machine, radiator. UPVC window, UPVC door to rear, electric cooker point.

First Floor Landing

UPVC window.

Bathroom

Panel bath with shower mixer taps, low flush WC, pedestal basin, radiator, UPVC window, built in cupboard with Worcester Greenstar combi boiler.

Bedroom One Principal - 13'5" x 9'2"

UPVC window, radiator, built-in cupboard.

Bedroom Two - 10'2" x 8'0"

UPVC window, radiator.

Bedroom Three 14'2" x 10'1"

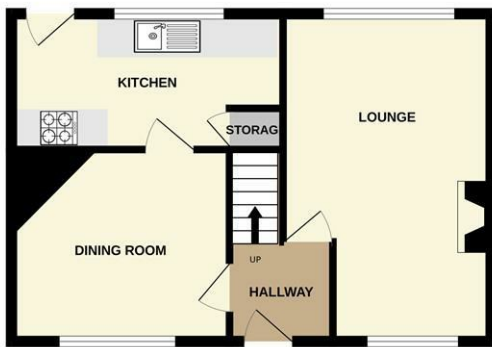
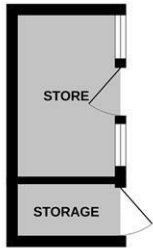
UPVC window, radiator, built-in wardrobe.

External:

Excellent gardens to front and rear. Rear garden laid to three tiers, decking and lawns. Two outhouses. Scope to excavate and dig out front garden to create off-road parking.

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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