Crowther | Key

SALES







£499,995

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1 The Glade
Buxton SK17 6SL









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 Hall
Composite internal doors, staircase rising to the first floor and a radiator.

Living Room 20'10 x 11'10
Light and power, electric fire, UPVC windows to both the front and rear elevations and two radiators.

Kitchen / Breakfast Room
Breakfast Area: 19'3 x 8'10
Double radiator and UPVC window. French doors leading through to the hall.

Kitchen Area: 11'7 x 7'9
A range of fitted units with round edged worktops.
Integrated fridge, stainless steel electric hob, stainless steel electric fan assisted double oven, stainless steel four ring gas hob and dishwasher.
UPVC window, UPVC French doors opening to the rear garden and a door providing internal access to the garage.

Separate WC
Low flush WC, wash hand basin set within a vanity unit, radiator and UPVC window.

First Floor Landing
Radiator, UPVC window and linen cupboard housing the Vaillant combination boiler.

Bedroom One: 12'2 x 11'5
UPVC window, double radiator and fitted wardrobes along one wall.

Bathroom:
Panelled bath, shower with screen, wash hand basin set within a vanity unit and low flush WC. UPVC window, extractor fan and radiator.

Bedroom Two: 12'1 x 9'
UPVC window and double radiator, fitted double wardrobes.

Bedroom Three: 12'0 x 9'
UPVC window and double radiator, door to small wardrobe.

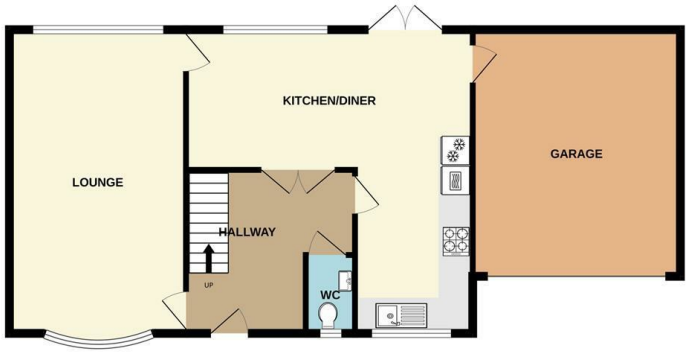
Bedroom Four: 12'2 x 6'6
UPVC window and radiator.

Outside: Rear garden laid mainly to lawn with a paved patio area.

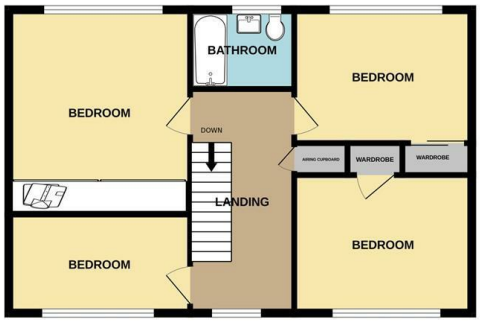
Garage: 16'8 x 14'
Plumbing for washing machine, light and power, electric roller up-and-over door and UPVC service door to the rear garden.

Driveway: New resin driveway providing off-road parking.

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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