



15 Windsor Park Road
Buxton SK17 7NP

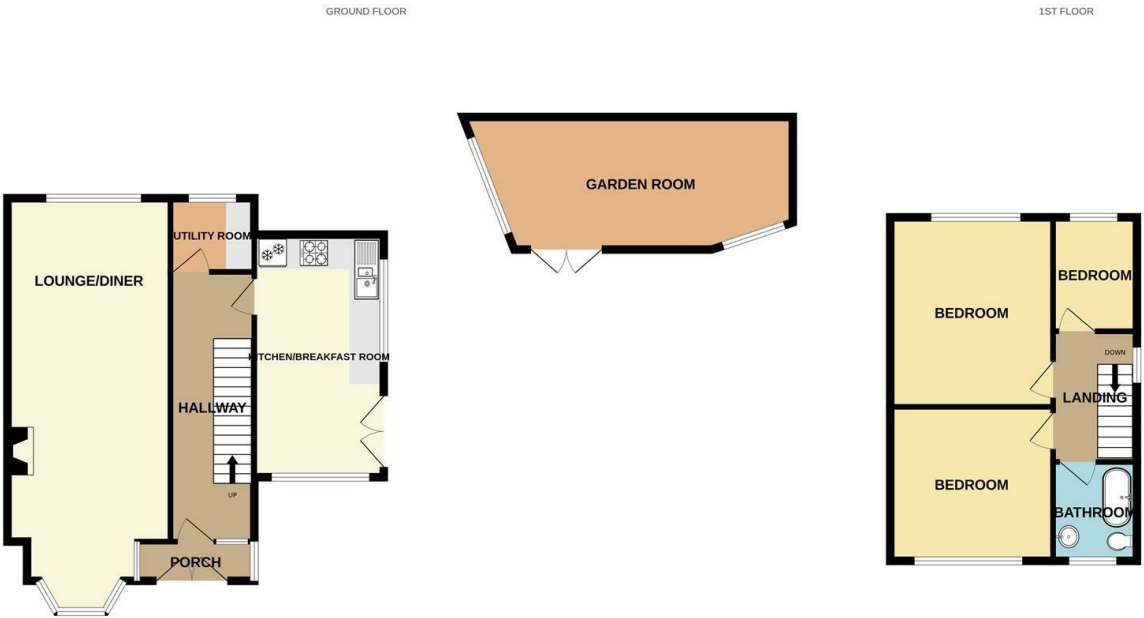
Crowther|Key

SALES

£265,000

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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC 	

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A well-presented three bedroom home with spacious lounge, modern kitchen/diner with French doors to the garden, stylish bathroom, utility room and porch. Attractive garden with patio, astro turf and decking plus large workshop. Driveway parking for one car.

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Porch

UPVC windows and French doors.

Hall

Stable door, double radiator, stairs to first floor, Karndean floor.

Lounge – 24' x 11'3

Multi-fuel stove, UPVC bow window with window seat, radiator, designer radiator, UPVC window.

Utility – 5'10 x 5'

Fitted units with worktop, plumbing for washing machine, UPVC window, radiator.

Kitchen/Diner – 16'8 x 8'10

Ample fitted units and worktops, porcelain sink with drainer, integrated fridge/freezer, designer column radiator, UPVC windows, UPVC French doors to garden, Karndean floor, SSEH.

Landing

UPVC window.

Bedroom 1 – 7'9 x 6'

UPVC window, radiator.

Bedroom 2 – 13'2 x 11'4

UPVC window, radiator.

Bedroom 3 – 11'6 x 10'4

UPVC window, radiator.

Bathroom – 8' x 6'4

Bath with shower/mixer taps, low flush W/C, designer wash hand basin in vanity unit, UPVC window, designer heated towel radiator.

Outside

Attractive garden area laid to Indian stone, large patio area, astro turf and composite decking.

Large garden shed/workshop (24'5 x 8'10) with electric light and power.

Driveway parking for 1 car.

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.

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