Crowther | Key

SALES







£230,000

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57 Berwick Road
Buxton SK17 9PD









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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Location
57 Berwick Road is situated in the residential Harpur Hill area, approximately 1.3 miles to the south of Buxton town centre and its railway station, the latter providing regular services towards Stockport and Manchester. Harpur Hill Primary School lies within a few hundred yards, while the wider town offers a good range of shops, supermarkets and leisure facilities together with the well-known attractions of the Pavilion Gardens, the Opera House and the Crescent. The property is also well placed for the open countryside of the Peak District National Park, which surrounds the town.

Ground Floor

Porch
uPVC double glazed window and uPVC front door.

Lounge — 13'3" x 11'0" (4.04m x 3.35m)
uPVC double glazed window with far reaching views, double radiator, under-stairs storage cupboard, living flame gas fire and stairs rising to the first floor.

Kitchen/Breakfast Room — 13'9" x 8'2" (4.19m x 2.49m)
Fitted with a range of attractive units and worktops, wall cupboards and a stainless steel sink unit, with plumbing for a washing machine, a free standing gas oven/hob and extractor hood over, two uPVC double glazed windows, a uPVC door to the rear garden and a double radiator.

First Floor

Landing
uPVC double glazed window.

Bedroom One — 12'0" x 10'8" (3.66m x 3.25m)
uPVC double glazed window with far reaching views, radiator, built-in wardrobe and a built-in cupboard housing the Ideal Vogue combi boiler.

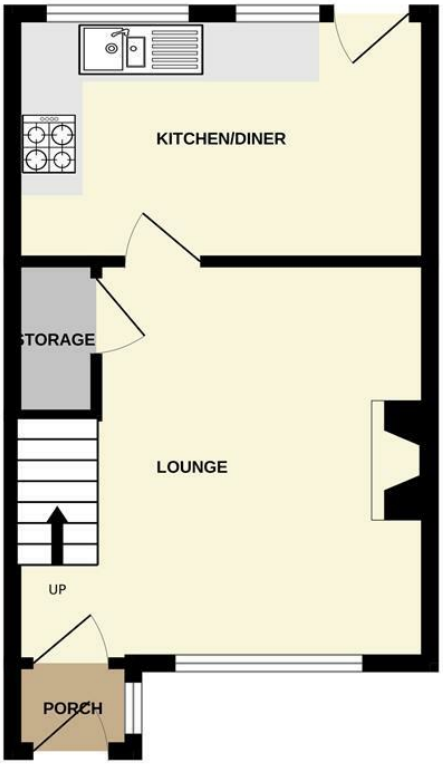
Bedroom Two — 9'8" x 8'0" (2.95m x 2.44m)
uPVC double glazed window and radiator.

Bathroom
Fitted with a panelled bath with shower over, pedestal wash basin, low flush WC, double radiator and uPVC double glazed window.

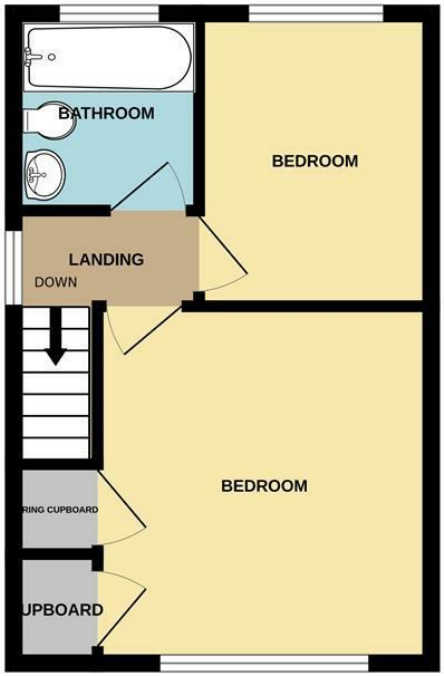
Outside
To the rear is a private patio and tiered garden with shed.

Important Notice
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness. All measurements are approximate. No services, appliances or equipment have been tested and no warranty is given or implied that they are in working order. The vendor has confirmed and approved these details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008, which replaced the Property Misdescriptions Act 1991.

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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