

Crowther|Key

SALES



£259,995

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40 Rockfield Road
Buxton SK17 7LE



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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Hallway –

Composite door, radiator and stairs to first floor.

Lounge & Dining Room - 6.10m x 4.27m –

UPVC Window, radiator, Log Buner, attractive fireplace, recently installed hard floor.

Kitchen - 2.7m x 3.0m –

Attractive base and wall units, round edged worktops, integrated oven and grill, stainless steel sink unit and mixer taps, integrated fridge and dishwasher, understairs cupboard, radiator and UPVC Window, wooden stable door to side.

Conservatory - 3.3m x 2.7m –

UPVC double doors to lounge and UPVC double doors to rear garden.

Landing –

UPVC window, radiator and loft access.

Bedroom One - 3.3m x 2.7m –

UPVC window and radiator.

Bedroom Two - 2.4m x 2.7m –

UPVC window and radiator.

Bedroom Three –

UPVC window and radiator.

Bathroom –

Two UPVC windows, bath with shower over, glass screen, low flush W/C, wash hand basin in vanity unit, radiator, MIRROR WITH TV!!

Exterior –

Paved enclosed patio area to the rear, recently renovated to the front with a small parking space to the front of the garage. Office pod to the rear (to be left).

Garage - 6.3m x 2.6m – Electric light power and water, electric up and over door, sink unit, plumbing for washing and dryer.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk