Crowther | Key

SALES







£145,000

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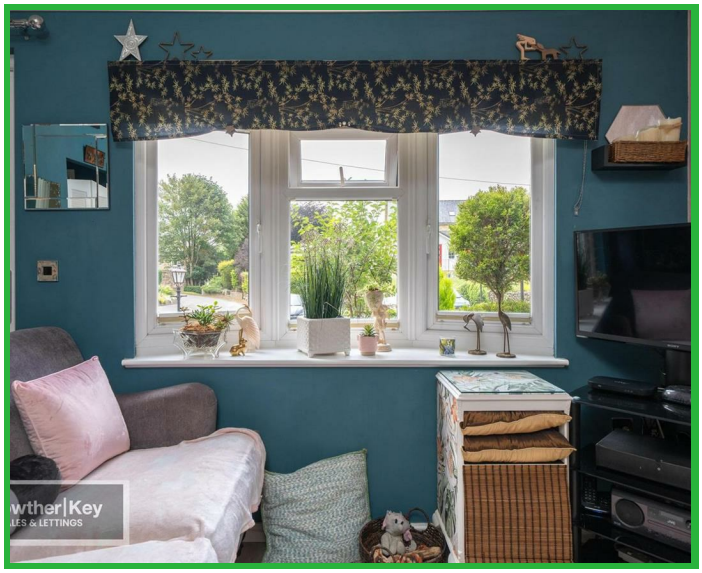
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11 Punch Bowl
Buxton SK176TA









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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Living Room – 13’ x 10’7” – Composite front door, UPVC window.

Dining Area – 10’8” x 7’ – 2 radiators, UPVC sliding patio door to rear.

Kitchen – 10’3” x 9’5” – Attractive fitted units and wall cupboards with country cottage aesthetic, worktops, four ring stainless steel gas hob, stainless steel extractor fan, built-under electric oven, integrated washer/dryer and dishwasher, UPVC window, Potterton combi boiler.

Rear Porch – Composite door to rear, UPVC window, composite inner door also well insulated.

Bedroom 1 – 10’3” x 8’ – UPVC window, double radiator, fitted mirrored double wardrobe.

Bedroom 2 – 10’3” x 6’ – UPVC window, double radiator.

Bathroom – Porcelain wash basin, bath, mixer shower and screen, low flush W/C, UPVC window, extractor fan, double radiator.

Loft space - Whitewashed, boarded and insulated loft space with light.

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Outside – All decked area, steps down to paved patio area. Detached office / garden room building with heating and air conditioning.
Garden shed.

Superbly presented front garden.

Off-road parking for 1 car.

Designated bin store with bamboo screening to side of house

Mature, well maintained shrubs/trees/topiary

Feature red traditional style separate letter box with key.

Site for Over 40s only and is pet friendly.

GROUND 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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