

Crowther|Key

SALES



£380,000

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2 Lime Kiln Way
Buxton SK17 9GH



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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Off road parking for x2 cars & garage, lovely, good sized, enclosed rear garden.

Embrace this exceptional opportunity to reside in a prosperous and vibrant area, where every convenience is within reach. Don't miss out on the chance to make this remarkable property your new home.

Ground Floor:

Hall:

Composite front door, karndean floor, stairs to 1st floor, radiator, understairs cupboard.

Separate W/C:

Low flush W/C, porcelain wash hand basin, extractor fan, radiator, karndean floor.

Study / Dining Room: (10ft 10in x 9ft 9in)

Two UPVC windows, double radiator, karndean floor.

Kitchen / Breakfast Room: (15ft x 15ft)

Attractive fitted units and granite worktops, wall cupboards, five ring stainless steel gas hob, stainless steel extractor hood, stainless steel electric oven and microwave, integrated dishwasher, washing machine, wine cooler and fridge / freezer, 3 UPVC windows, UPVC French doors to rear garden, radiator, karndean floor.

Lounge: (16ft 10in x 10ft 1in)

UPVC window to front, UPVC French doors to the rear garden, two radiators.

First Floor

Landing:

UPVC Window.

Bedroom: (13ft x 8ft 7in)

Fitted wardrobes, 2 UPVC windows, radiator.

Bathroom:

Panelled bath, shower and screen, low flush W/C, porcelain wash hand basin, fully tiled, radiator, extractor fan.

Bedroom: (13ft 3 in x 10ft 1 in)

Fitted wardrobes along long wall, two UPVC windows, double radiator.

En-Suite Shower Room:

Shower enclosed with electric shower unit, porcelain wash hand basin, low flush W/C, fully tiled, UPVC window, radiator, extractor fan.

Bedroom: (7ft 5in x 7ft)

UPVC window, radiator.

Bedroom: (10ft 4in x 9ft 1in)

Fitted wardrobes, UPVC window, double radiator.

Outside

Good rear garden – Two tier laid to Indian paved stone, upper tier artificial turf.

Single Garage – x2 driveway parking spaces.

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		94
(81-91) B	85	
(69-80) C		
(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	

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