Crowther | Key

SALES







£385,000

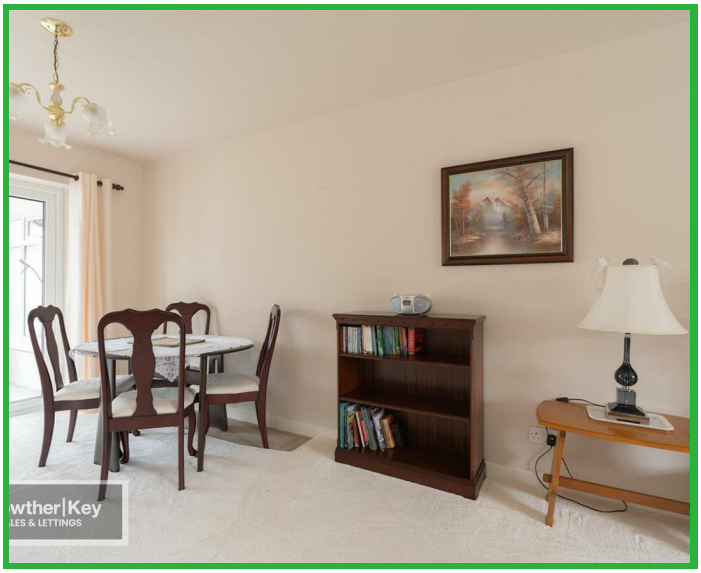
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32 Silverlands Park
Buxton SK17 6QY









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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Hall
UPVC front door and window, radiator, stairs to 1st floor, under stairs cupboard.

Separate WC
Low-level flush WC with concealed cistern, wash hand basin in vanity unit, chrome towel radiator, UPVC window.

Lounge/Diner 26'3" x 11'10"
UPVC windows to front, double radiator, radiator, UPVC French doors to conservatory.

Conservatory 8'9" x 8'7"
UPVC windows and door to rear garden.

Kitchen 10'4" x 8'4"
Fitted units and worktops, sink, 4-ring induction hob, extractor hood, built in electric oven, built in microwave and oven integrated dishwasher, plumbing for washing machine, Vaillant combi boiler, inset sink unit, UPVC window, UPVC door to side, double radiator.

Landing
UPVC window.

Bathroom 9' x 8'4"
Panelled bath, wash hand basin and low-level flush WC with concealed cistern (both in vanity unit), heated towel rail, 2 UPVC windows, radiator shared en-suite (accessed from Bedroom 1.

Bedroom 13'1" x 10'2" (access to bathroom)
UPVC windows, radiator.

Bedroom 13' x 9'4"
UPVC windows, radiator.

Bedroom 10' x 9'1" at maximum "L" shaped
UPVC windows, radiator, linen cupboard.

Single Detached Garage
Up and over door, electric light and power.

Outside
Grass area and paved patio area to rear, to the front is a large garden area and parking for several cars on the driveway.

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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