

# Crowther|Key

SALES



£325,000



Kinross Buxton Road  
Chinley SK23 6DT



**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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#### Porch

UPVC internal door.

#### Hall

Radiator, airing cupboard and hot water cylinder.

#### Storeroom

Understairs enclosure, porcelain wash hand basin in vanity unit, low flush W/C, UPVC window, radiator.

#### Kitchen

Attractive fitted kitchen comprising fitted units and wall cupboards, round edged work tops, stainless steel four ring gas hob, electric double oven, gas check point, stainless steel extractor hood, stainless steel single drainer sink unit, UPVC window.

#### Rear Porch

Plumbing for washing machine, UPVC window and door.

#### Lounge

Central heated towel radiator, double radiator, UPVC window, UPVC sliding patio doors to garden.

#### Conservatory

UPVC windows and doors to rear garden, radiator.

#### Bedroom 1

UPVC window, double radiator.

#### Bedroom 2

Fitted wardrobes, UPVC window, radiator.

#### Outside

Two tiered very attractive rear garden.

#### Single garage.

Driveway parking for three cars.

# 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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)