

Crowther|Key

SALES



£775,000

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207 Lightwood Road
Buxton SK17 6RN



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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Entrance Hall

Hand made accoya door, Velux window, flagged floor, vertical column radiator.

Separate W.C.

Low flush W/C, wash hand basin, central heated towel radiator, extractor fan.

Garden Room : 14'6 x 11'

2 Velux windows, flagged floor, solid accoya wood, hand made glazed French doors to rear garden, double panel wall-mounted radiator.

Kitchen : 16' x 10'7

Locally hand made wood units, iroko and granite worktops, blue Aga, electric microwave combi oven. Travertine tiled floor, separate pantry with sink.

Lounge / Diner : 25'6 x 12' opening to 10'5 at dining room end.

Oak floor, wood burner, 3 vertical column radiators.

Boot Room

Flagged floor, shelving, vertical column radiator, door to rear garden.

Bedroom/Office 10'2 x 9'5

Single panel wall-mounted radiator

Utility Room 10'6 x 5'2

Fitted units and worktops, built-in cupboards. Worcester Greenstar boiler, stainless steel single sink unit.

Hallway

Understairs cupboard.

Landing

Single panel wall-mounted radiator and shelving.

Bedroom : 10' x 9'

Double panel wall-mounted radiator, built-in cupboards. Access to boarded-out and fully insulated loft.

Bedroom : 12'3 x 10'

Double panel wall-mounted radiator, built-in double wardrobe.

En Suite

Large walk-in shower, central heated/electric towel radiator, W/C with concealed cistern, sink unit, extractor fan.

Bedroom : 11'6 x 9'2

Double panel wall-mounted radiator, built-in cupboards.

Bathroom

Porcelain wash hand basin, bath with shower over, low flush W/C with concealed cistern, central heated/electric towel radiator.

Separate W.C.

Low flush W/C, wall-mounted basin, single panel wall-mounted radiator.

Single Garage : 15'6 x 9'1

Up and over door with power and outside tap.

Outside

Steps to rear garden, stone paved patio area. Two greenhouses.

BASEMENT
227 sq.ft. (21.1 sq.m.) approx.

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 sq.m.) approx.

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		
(69-80) C	70	77
(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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