



Crowther|Key

SALES

£239,995

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1 River View
Buxton SK17 0NS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



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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MUCH SOUGHT AFTER VILLAGE LOCATION. Ideally situated in the heart of this extremely popular village, a nicely presented and terraced property. UPVC double glazing and electric central heating, Hall, Lounge, Kitchen, 2 Bedrooms, Shower room, Garage, good gardens, driveway parking.

Full description

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Hall

UPVC window and front door, night storage heater, stairs to first floor, under stairs cupboard.

Kitchen (10ft 8in x 9ft 3in)

Floor units with round edged work tops, wall cupboards, electric cooker point, plumbing for washing machine, inset sink unit, integrated fridge freezer, 2 UPVC windows.

Lounge / Diner (19ft 5inx 11ft 1in)

2 night storage heaters, 2 UPVC windows

Landing

Built in wardrobe, UPVC window.

Bedroom (13ft 8in x 9ft)

UPVC window, built in cupboards.

Bedroom 11ft x 10ft 1in)

2 UPVC windows, airing cupboard with hot water cylinder.

Shower Room

Shower enclosure with electric shower unit, wash hand basin in vanity unit, low flush wc with concealed cistern, UPVC window, electric chrome heated towel radiator, extractor fan.

Outside

Attractive rear garden laid mainly to lawn. Paved patio area to front and block paved driveway with parking for 1 car,

Garage (16ft 4in x 8ft 7in)

2UPVC windows, electric light and power, up and over door.