Crowther | Key

SALES







£325,000

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78 Queens Road
Buxton SK17 7ER









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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Full description

BEAUTIFULLY PRESENTED DETACHED BUNGALOW. Well situated on this popular road, a very nicely presented detached bungalow with full gas central heating and UPVC double glazing, Porch, hall, lounge, kitchen/breakfast room, conservatory, side porch leading to separate W/C and integral garage, good gardens and driveway parking.

Porch
UPVC front door.

Hallway
Double radiator, tiled floor.

Lounge (14ft 2in x 12ft 2in)
UPVC bay window, UPVC window, double radiator.

Bedroom (14ft 7in x 12ft 2in)
UPVC Bay window, UPVC window, built in wardrobes.

Bedroom (11ft 2in x 10ft 3in)
UPVC window, double radiator, built in wardrobes.

Bathroom
Panelled bath, shower and screen, pedestal wash basin, low flush W/C, UPVC window, central heated towel rail, extractor fan.

Kitchen/ Breakfast room (17ft 8in x 10ft 6in)
Attractive floor units and rounded edge work tops, gas cooker point, integrated dish washer, boiler cupboard with Alpha combi boiler, double radiator, 2 Velux windows, UPVC French doors to conservatory

Side Porch
Double radiator.

Garage (16ft 9in x 8ft 5in)
2 UPVC windows, up and over door, plumbing for washing machine, stainless steel sink unit.
Opportunity to convert to an extra room.

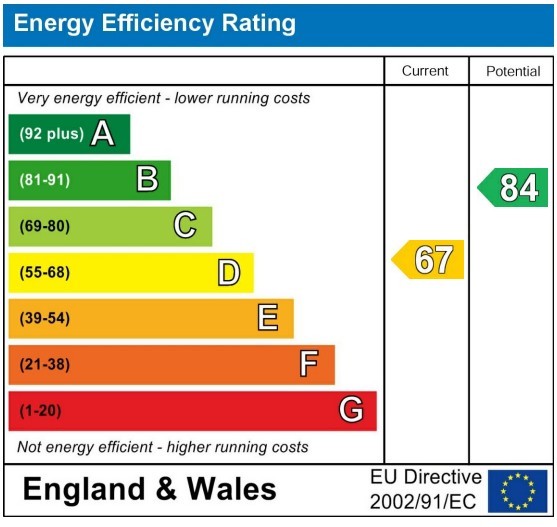
Conservatory
UPVC windows, UPVC door to side/rear, 2 double radiators
Loft Space
Fully boarded loft, permission previously passed to convert to further rooms but has now expired.

Outside
Good garden to rear laid to patio area and raised borders.

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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