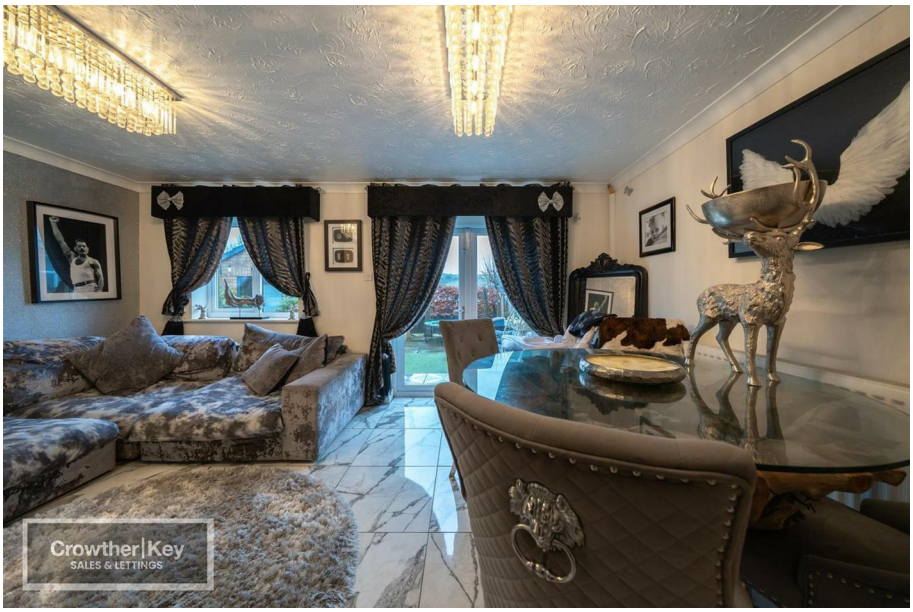
Crowther|Key

SALES







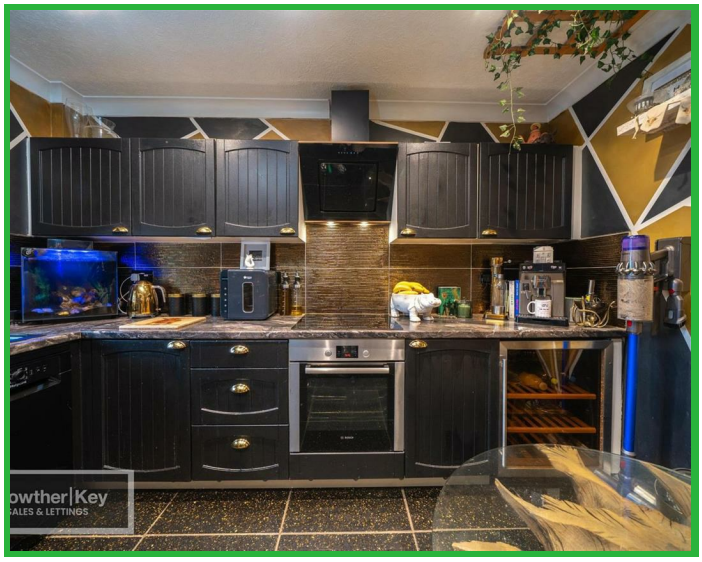
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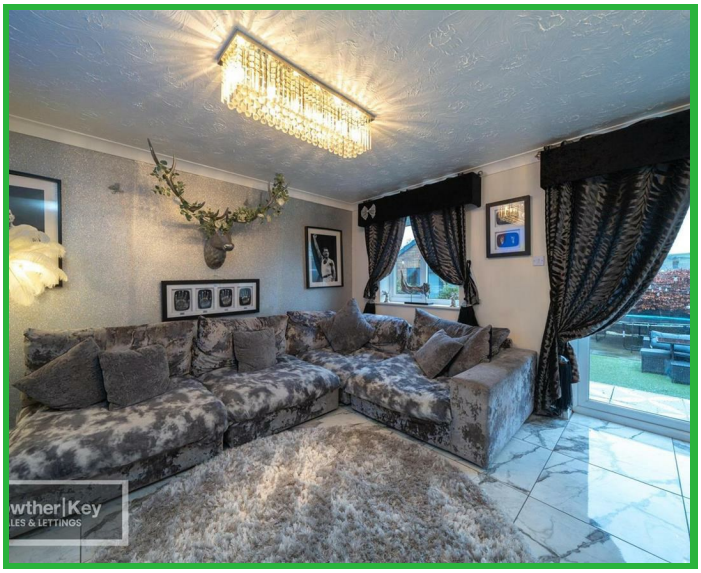
3

2

3 Wains Close
Buxton SK178DX









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

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

Entrance Hall
UPVC front door, stairs to first floor, tiled floor, tiled floor, under-stairs cupboard.

Lounge / Diner 17' × 13'7"
UPVC double glazed windows, UPVC French doors to rear garden, double radiator, tiled floor.

Kitchen 11'2" × 9'6"
Attractive wall and base units and round edged worktops, sink and mixer taps, four ring induction hob, extractor hood, built under stainless steel electric oven, plumbing for washing machine, integrated fridge/freezer or similar, built-in oven/hob/extractor, radiator, UPVC double glazed window, tiled floor and radiator.

First Floor Landing
Designer column radiator.

Bedroom 7'9" × 7'3"
UPVC double glazed window, radiator.

Bedroom 10'3" × 8'10"

Bathroom
Deep roll-leg bath, designer low-level gold WC, wash hand basin in vanity unit, extractor fan, heated towel rail.

Bedroom 13'5" × 8'10"
Radiator, UPVC double glazed window, built-in cupboard.

En-suite Shower
Shower enclosure with integrated multi-jet shower, wash hand basin in vanity unit, low flush W/C, extractor fan, UPVC window, heated towel rail.

Detached Office / Garden Building 15'8" × 10'1"
With electric lighting and power points, UPVC French doors to garden, Two UPVC double glazed windows, TV wall point, UPVC French doors to garden.

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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