Crowther | Key

SALES







£255,000

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3 Black Edge Close
Dove Holes SK17 8FU









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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Hall
Composite front door, stairs to 1st floor, under-stairs cupboard.

Kitchen / Breakfast Room 17'8" × 7'4"
Fitted units + round edged granite worktops, wall & base units, stainless steel sink, hob/range/granite extractor hood, built-under electric oven, integrated dishwasher, integrated fridge/freezer, plumbed for washing machine, 2 uPVC windows, double radiator.

Separate WC
Low-level flush WC with concealed cistern, wash hand basin, radiator, extractor fan.

Lounge 14'8" × 12'6"
uPVC window, uPVC French doors to rear garden, double radiator.

1st Floor Landing
Radiator, large built-in cupboard.

Bedroom 1 9'6" × 7'
uPVC window, radiator.

Bedroom 2 13' × 7'5"
uPVC window, radiator.

Bathroom
Panel bath with shower + screen, wash hand basin + low-level flush WC with concealed cistern in vanity unit, chrome heated towel rail, uPVC window, extractor fan.

Bedroom 3 10'10" × 10'4"
uPVC window, radiator.

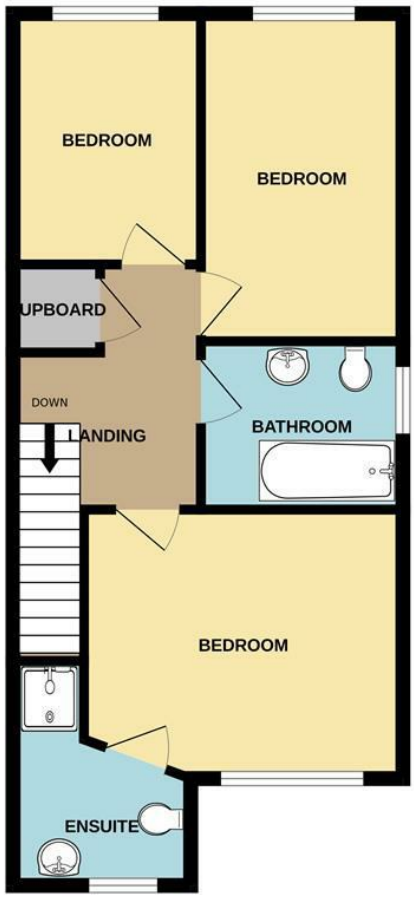
En-suite Shower Room
Shower enclosure, low-level flush WC, pedestal wash basin, chrome heated towel rail, uPVC window, extractor fan.

Outside
Attached rear garden laid to astro turf with Indian stone paved patio area.

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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