

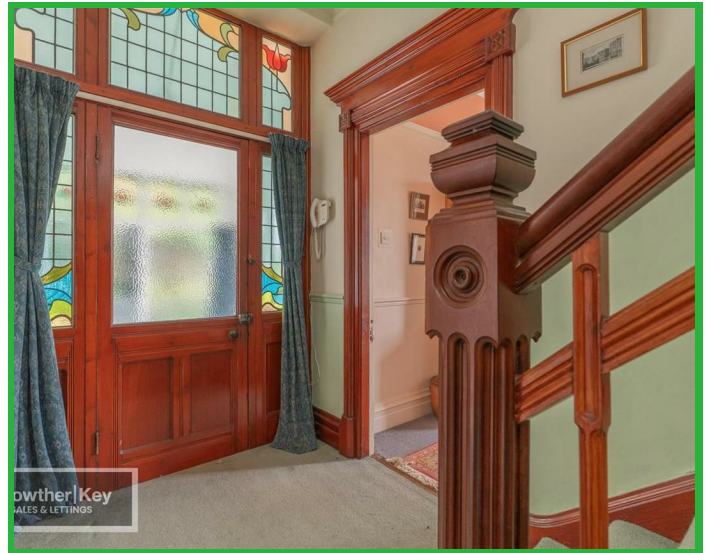
Crowther|Key

SALES

£474,995



1 Wye Grove
Buxton SK17 9AJ



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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Porch

Composite front door, side UPVC windows with stained glass upper lights

Hall

Radiator, stairs to first floor

Dining Room – 16'2" x 12'2"

UPVC bay window, gas-fired stove, double radiator

Lounge – 17'9" x 12'2"

Large feature front-facing UPVC bay window, double radiator

Kitchen/Breakfast Room – 13'10" x 12'7"

All fitted units and granite worktops, stainless steel sink, gas cooker point, plumbing for washing machine and dishwasher, original built-in cupboards, superb inner door, built-in cupboard with Alpha combi boiler

Side Porch

UPVC window and door, radiator

Separate Inner Cupboard

Low flush W/C with corner cupboard, porcelain wash hand basin, UPVC window, central heated towel radiator

Cellars

Bathroom

Corner bath with electric shower unit, porcelain wash hand basin, radiator, UPVC window, airing cupboard with hot water cylinder

Separate W/C

Low flush W/C, Velux window

Bedroom – 17'9" x 12'10"

UPVC bay window, double radiator, fitted wardrobes

En-Suite Wetroom

Shower, toilet, porcelain wash hand basin, low flush W/C, UPVC window, extractor fan, radiator

Bedroom – 15'9" x 12'6"

UPVC bay window, double radiator, wash hand basin, open fireplace

Landing

UPVC window

Bedroom – 11'10" x 7'0"

Velux window, radiator, original fireplace

Bedroom – 11'10" x 11'3"

UPVC window, double radiator

Landing

Velux window, built-in cupboards

Bedroom – 13'5" x 10'9"

UPVC window, radiator

Enclosed side and rear garden area

Driveway parking for 3 cars

BASEMENT

GROUND FLOOR

1ST FLOOR

2ND 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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