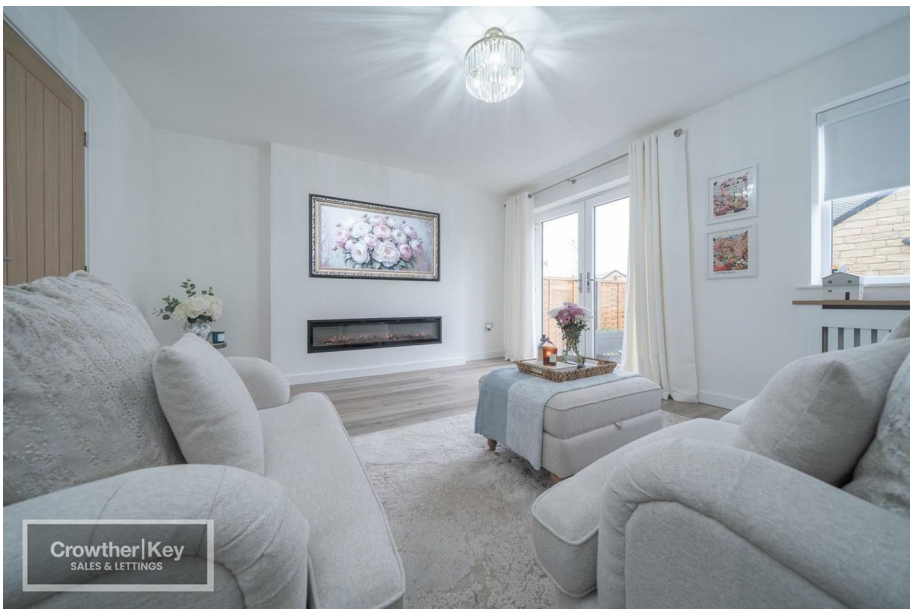
Crowther | Key

SALES







£279,995

3

2

2 Lodes View
Buxton SK17 8FW









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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10 Year Warranty from the original builders.

Hall
Composite front door, radiator, stairs to 1st floor Under stairs cupboard.

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

Kitchen/Breakfast Room 17'9" x 7'6"
Fully fitted units + quartz worktops, four ring induction hob, stainless steel extractor hood, built under stainless steel electric oven, integrated fridge, freezer, dishwasher, plumbing for washing machine, UPVC double-glazed window, stainless steel inset sink unit, radiator.

Lounge 14'8" x 12'6"
Feature TV wall with built-in electric fireplace, UPVC double-glazed window, radiator, UPVC French doors to rear garden

Bedroom 1 (Master) 11'0" x 10'4"
UPVC double-glazed window, radiator

En-suite shower room:
Shower enclosure, wash hand basin, low-level WC, heated towel rail, extractor fan, UPVC double-glazed window

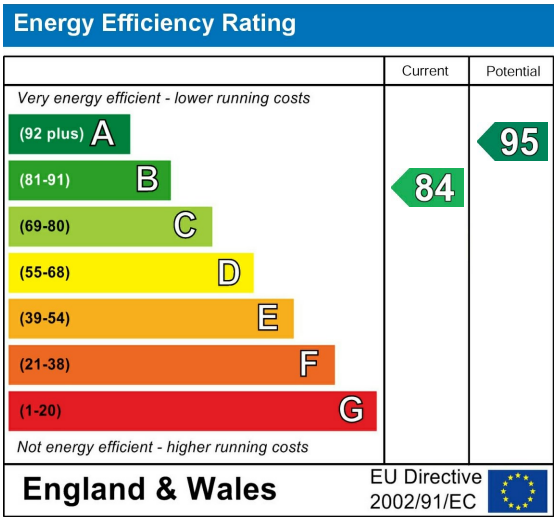
Bathroom:
Panelled bath and shower screen, designer wash hand basin and low flush W/C with concealed cistern in fitted units, heated towel rail, UPVC double-glazed window, extractor fan

Bedroom 2 13'2" x 7'4"
UPVC double-glazed window, radiator

Bedroom 3 9'4" x 7'0"
UPVC double-glazed window, radiator

Landing
Radiator, large walk-in cupboard, access to loft with combi boiler

Outside
Rear Garden Very attractive rear garden laid to Indian stone paved patio area and no mow lawn.


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
84
95
England & Wales
EU Directive 2002/91/EC