

Crowther|Key

SALES

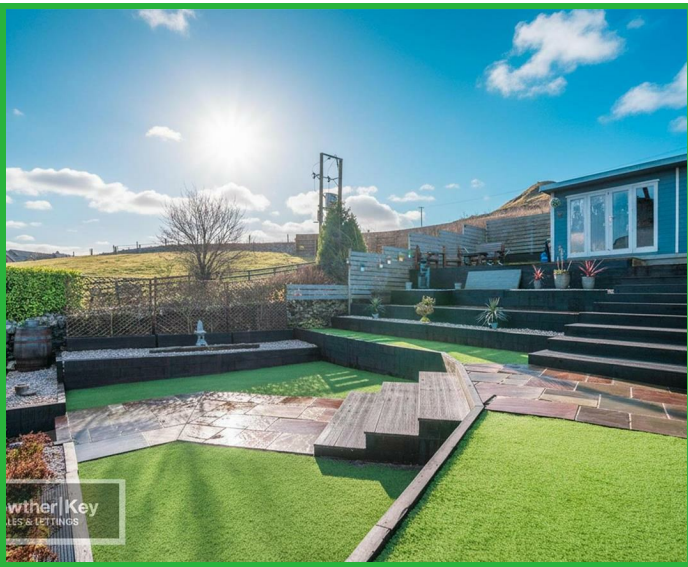


£295,000

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20 Fiddle Street
Buxton SK17 9JE



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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To the first floor are three well-proportioned bedrooms and a contemporary shower room. Externally, the property boasts a superb multi-tiered rear garden with paved patio areas, artificial turf and a spacious summer house, perfect for entertaining or home working. Early viewing is highly recommended.

Porch

Composite front door, UPVC windows, tiled floor.

Hall

Radiator, stairs to first floor.

Lounge – 15' x 12'10

Multi-fuel burner stove, double radiator, UPVC window, large understairs cupboard.

Sitting Room / Dining Room – 12'2 x 11'10

Three UPVC windows, UPVC French doors opening to the rear garden, three Velux roof lights.

Kitchen – 17' x 10'3

Fitted kitchen comprising of larder units and worktops, wall cupboards, stainless steel five-ring gas hob, extractor hood, electric oven and grill, integrated fridge, integrated dishwasher, plumbing for washing machine, plumbing for tumble dryer, under-counter space for additional appliance, two UPVC windows, UPVC stable door to rear, breakfast bar and column radiator.

First Floor

Bedroom One – 10'5 x 7'2

Built-in cupboard, double radiator, UPVC window.

Bedroom Two – 14'10 x 9'5

Double radiator, UPVC window.

Bedroom Three – 10'8 x 10'4

Double radiator, UPVC window.

Shower Room

Shower enclosure, low flush WC, wash hand basin in vanity unit, UPVC window, heated towel radiator, built-in cupboard housing Vaillant combination boiler.

Outside

Summer House – 15'7 x 9'4

Superb multi-tiered rear garden laid to artificial turf and Indian stone.
Paved patio areas ideal for seating and entertaining.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(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