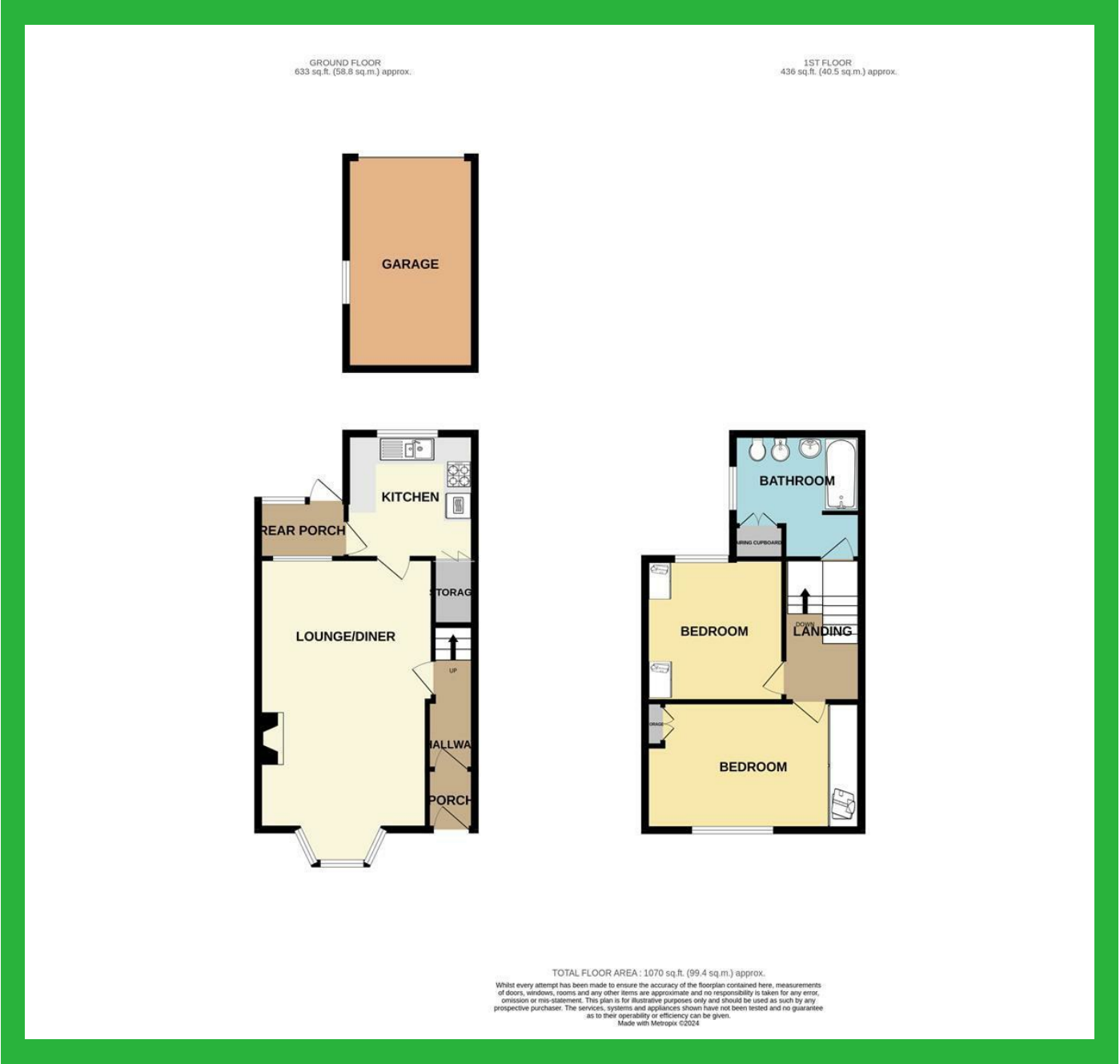




Crowther|Key

SALES

£225,000

2

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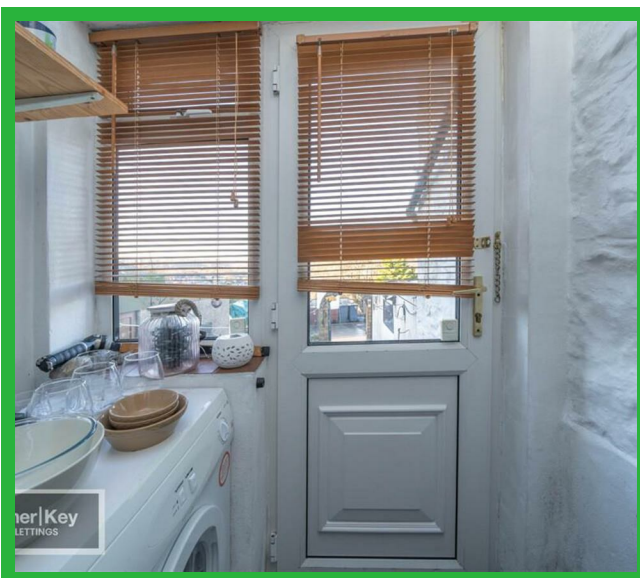
8 Victoria Avenue  
Buxton SK17 7NL

Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            | 84                                                                                  |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   |                            |                                                                                     |
| (55-68) D                                   | 62                         |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)





STONE BUILT TERRACE WITH VERY LARGE REAR GARDEN.

Nicley tucked away on this popular cul-de-sac, an attractive stone built and slated terraced house. UPVC double glazing, vestibule, hall, open plan lounge/diner, kitchen, rear porch, 2 bedrooms, bathroom, garage to rear plus excellent parking area and a substantial rear garden.

Vestibule  
Composite front door.

Hall  
Radiator, stairs to first floor.

Open plan Lounge/Diner (12ft 5in x 13ft)  
UPVC bay window, radiator, living flame gas fire, opening to dining room.

Dining room (10ft 8in x 11ft 6in)  
UPVC window, double radiator.

Kitchen (9ft 9in x 9ft 6in)  
Pine floor units and round edge work tops, wall cupboards, plumbing for washing machine and dish washer, 4 ring gas hob, extractor hood, electric fan assisted double oven, inset sink unit, UPVC window, UPVC door, under stairs cupboard.

Rear Porch  
UPVC window and door to rear.

Bathroom  
Paneled bath shower, mixer taps & screen, pedestal wash basin, low flush wc, bidet, UPVC window, double radiator, linen cupboard, cupboard with Alpha combi boiler and hot water cylinder.

Bedroom (10ft 1in x 9ft 4in)  
UPVC window, 2 sets of built in wardrobes.

Bedroom (13ft 3in x 9ft 10in)  
UPVC window, radiator, fitted wardrobes along 1 wall, dressing table unit, built in shelves.

Outside  
Garage to rear plus 1x parking space. Substantial garden.

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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