



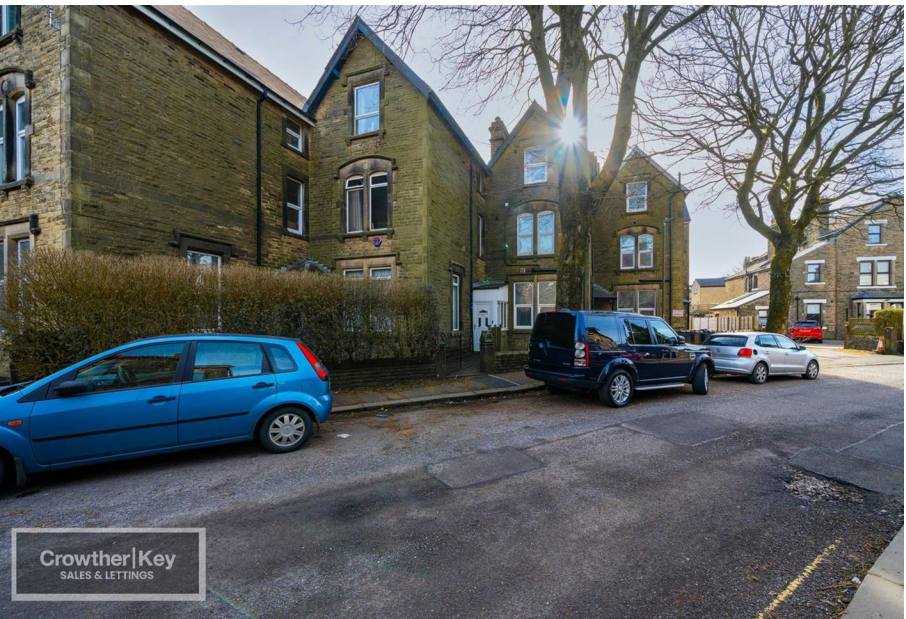
Crowther|Key

SALES

£410,000

5

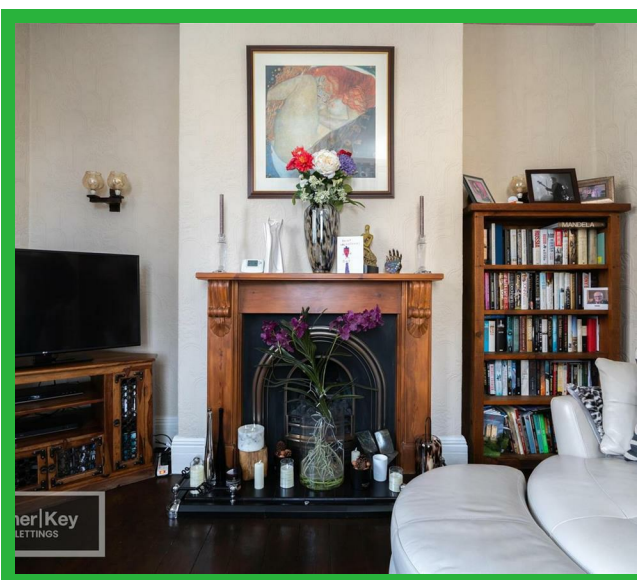
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42 South Avenue
Buxton SK17 6NQ

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		
England & Wales	EU Directive 2002/91/EC	

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



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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CROWTHER KEY are delighted to offer this FIVE BEDROOM property. An exceptional opportunity for those seeking a comfortable and spacious home. One of the standout features of this property is its excellent outside space, perfect for enjoying the fresh air and hosting gatherings with family and friends.

In addition to the lovely outdoor area, the property boasts convenient parking for several cars, ensuring that you and your guests will never have to worry about finding a space. This is a significant advantage in a bustling area, making daily life that much easier.

The house itself is well-suited for modern living, with a layout that maximises both space and functionality. Whether you are a growing family or looking to downsize, this property offers the versatility to meet your needs.

Located in the picturesque town of Buxton, known for its stunning scenery and rich history, you will find yourself surrounded by beautiful parks, local shops, and a welcoming community. This home is not just a place to live; it is a lifestyle choice that combines comfort, convenience, and charm.

In summary, this house on South Avenue is a rare find, offering excellent outside space and ample parking in a desirable location. It presents a wonderful opportunity for anyone looking to settle in Buxton. Do not miss the chance to make this lovely property your new home.

Porch

UPVC window and front door, UPVC inner door to hallway.

Hall

Double radiator, stairs to first floor.

Cellars

2 good rooms, Worcester Greenstar boiler (for heating use only), door to rear.

Lounge (13ft 9in x 13ft)

2 UPVC windows, double radiator, living flame gas fire.

Dining room (12ft 10in x 12ft 2in)

UPVC window, double radiator.

Kitchen/Breakfast (11ft 10in x 9ft 10in)

Attractive fitted kitchen, comprising floor units with round edge work tops, wall cupboards, 4 ring ceramic hob, extractor hood, built under stainless steel electric oven, inset sink unit, original range, UPVC window.

Utility (9ft 8in x 5ft 9in)

Floor unit and worktops, sealed unit double glazed door to side, plumbing for washing machine, radiator, boiler (for instant hot water only).

Landing

Double radiator and UPVC window.

Bedroom (13ft 3in x 10ft 7in)

UPVC window, radiator.

Bedroom (13ft 7in x 13ft 3in)

UPVC window, double radiator.

Shower room

Large shower enclosure, pedestal wash basin, low flush W/C, heated towel column radiator, 2 UPVC windows.

Bedroom (9ft 9in x 7ft 8in)

UPVC window, double radiator.

Landing

UPVC window.

Bedroom (13ft 9in x 13ft 4in)

UPVC window, double radiator.

Bedroom (14ft 2in x 13ft 4in)

UPVC window, double radiator.

Outside

Excellent outside space to rear with parking for 3 cars.