



Crowther|Key  
SALES

£210,000

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85 Leek Road  
Buxton SK17 6UF

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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](mailto: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.

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CROWTHER KEY are delighted to offer this beautifully renovated terraced house presents an excellent opportunity for those seeking a comfortable and modern living space. NO ONWARD CHAIN!!

Spanning an impressive 710 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The property has been thoughtfully renovated throughout, ensuring a fresh and contemporary feel while retaining its character. The bathroom is well-appointed, providing a serene space for unwinding after a long day.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for first-time buyers or those looking to move quickly.

The location on Leek Road offers convenient access to local amenities, schools, and transport links, making it a desirable area for both families and professionals alike. With its blend of modern comforts and traditional charm, this terraced house is a must-see for anyone looking to settle in the picturesque town of Buxton. Don't miss the chance to make this delightful property your new home.

Renovations carried out in the last few years.

The house was stripped to brick wall and re plaster boarded and plastered throughout.

Brand new Upvc windows fitted throughout.

New boiler fitted 3 years ago, servicing kept up to date so it still has 7 years warranty. New radiators throughout.

New bespoke kitchen

New bathroom

Open Plan Lounge/Kitchen (23ft 10in x 12ft 9in)

UPVC front door, UPVC door to rear, UPVC window to front and 2 UPVC to the rear, multi fuel stove, 2 column radiators, under stairs cupboard, attractive floor units with round edge work tops, 4 ring induction hob, stainless steel and glass extractor hood, built under stainless steel electric oven, stainless steel sink unit, plumbing for washing machine

Bedroom (12ft 9in x 10ft 3in)

UPVC window, double radiator.

Shower room

Shower enclosure, low flush W/C, wash hand basin, extractor fan, central heated towel radiator.

Bedroom (12ft 8in x 6ft)

UPVC window, double radiator, Alpha combi boiler.

Bedroom (9ft 6in x 7ft 9in)

2 UPVC windows, radiator.

Landing

Double radiator.

Bedroom (21ft 8in x 12ft 8in)

UPVC window, Velux window, double radiator eaves storage.

Outside

Terraced rear garden area

Garage to rear

Detached outbuilding fit for storage to the rear (accessed from Stable Lane)