



15 Cavendish Avenue
Buxton SK17 9AE

Crowther|Key

SALES

£525,000

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(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

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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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This attractive detached bungalow offers spacious, versatile accommodation ideal for downsizers or growing families. Featuring a bright garden room overlooking a private, neatly maintained lawn, the property provides an excellent indoor-outdoor living experience. Surrounded by mature hedging for privacy and complete with off-road parking, this home is perfectly placed near local amenities and schools. Offered with no onward chain, early viewing is highly recommended.

Porch
UPVC windows and sliding patio door to the garden.

Kitchen
(12ft x 10ft 10in)
Floor units and rounded edge work tops, wall cupboards, stainless steel sink unit, integrated dishwasher and washing machine, electric cooker point, UPVC window, double radiator, Vaillant combi.

Lounge
(13ft 4in x 12ft 3in)
Two UPVC windows, double radiator, built in cupboards.

Hall
Radiator.

Sunroom
(16ft 6in x 7ft 2in)
UPVC window, UPVC sliding patio doors to the garden.

Inner hall
(12ft 2in x 8ft)
Stairs to the first floor, UPVC window, double radiator.

Bed
(11ft x 10ft)
UPVC window, double radiator.

Bathroom
Timber panelled bath, electric shower unit and screen, wash hand basin, low flush WC, UPVC window, radiator.

Attic room
(19ft 1in x 15ft 7in)
Three veluxs, eaves storage, two double radiators.

En suite shower room
Shower enclosure, wash hand basin, low flush WC, extractor fan, designer radiator, velux.

Detached single garage
Two parking spaces.

Outside
The property boasts a spacious lawned garden, perfect for family enjoyment or outdoor entertaining. A charming garden room with large windows provides picturesque views of the garden. The property also features a gated entrance with pathway access and off-road parking, all set within a peaceful, tree-lined backdrop.