



Crowther|Key

SALES

£249,995

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13 Dale Road
Buxton SK17 8BG

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



Spacious and characterful two-bedroom home featuring an open-plan lounge and dining area with multi-fuel stove and stone fireplace. Generous kitchen with fitted units, integrated appliances, Worcester combi boiler, and direct garden access. Two well-proportioned double bedrooms and a modern bathroom with electric shower. UPVC windows throughout and gas central heating.

Externally, the property offers off-road parking, a detached garage, and a substantial rear garden area currently rented from the Community Association for just £10 per annum – an ideal extension to the outdoor space.

Porch:
UPVC front door and window, with inner UPVC door leading to:

Open Plan Lounge/Diner

Lounge Area (12' x 12'):
Double radiator, multi-fuel stove set in stone feature fireplace, UPVC window.

Dining Room (12' x 11'2):
Radiator, UPVC window, stairs to the first floor.

Kitchen (15'2 x 11'1):
Oak fitted units and round-edged worktops, wall cupboards, stainless steel sink unit, plumbing for washing machine and dishwasher, 2 UPVC windows, high-level electric heater, extractor hood, built-under electric double oven and grill, Worcester combi boiler, double radiator, tiled flooring, UPVC door to rear.

Bedroom (12'2 x 12'):
Double radiator, UPVC window.

Bathroom:
Porcelain wash basin, electric shower unit over cream panelled bath, low flush W/C, radiator, UPVC window, linen cupboard.

Bedroom Two (15'8 x 11'):
UPVC window, double radiator.

Parking:
Parking for 1 car to the front.

Outside:
Very large additional garden area to the rear, currently rented from the Community Association at a rental of £10 per annum.
Detached garage located at the top of the driveway.

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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