



# Crowther|Key

SALES

£310,000

4

2



164 Harpur Hill Road  
Buxton SK17 9LJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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NO ONWARD CHAIN!! Spacious and extended four-bedroom family home with generous living accommodation, stylish kitchen, two reception rooms, downstairs bedroom with en suite, and fantastic off-road parking for up to four vehicles. Positioned in a popular location – early viewing highly recommended.

Entrance Hall

Welcoming hallway with stairs to the first floor and a composite front door.

Bedroom One (Ground Floor) – 10'2" x 9'3"

UPVC double-glazed window, double radiator, shower enclosure, wash hand basin, low flush W/C, radiator, and extractor fan.

Living/Dining Area

Lounge – 12'3" x 9'2",

UPVC double-glazed window, double radiator

Dining Area – 12'7" x 7',

Kitchen Area – 13' x 8'8"

A modern fitted kitchen with wall and base units, worktops, 1½ bowl sink unit, integrated dishwasher & fridge freezer, electric hob, extractor hood, electric fan-assisted double oven, 2 Velux windows, UPVC windows and exterior door to the side, LED lighting, and underfloor heating.

Utility/WC

Vaillant combi boiler, low flush W/C, wash hand basin, UPVC window, radiator, extractor fan.

Living Room (Rear Lounge) – 16'5" x 13'9"

Spacious family room with 2 Velux windows, UPVC French doors to the rear garden, double radiator & underfloor heating.

First Floor Accommodation

Bedroom Two – 10'3" x 9'3"

UPVC double-glazed window, double radiator, excellent range of fitted wardrobes with internal LED lighting.

Bedroom Three – 10'1" x 9'3"

UPVC double-glazed window, double radiator.

Bathroom

Beautifully finished with bath, mixer shower and screen, low flush W/C, wash hand basin in vanity unit, central heated towel radiator, extractor fan, and UPVC window.

Bedroom Four – 10'2" x 8'8"

UPVC double-glazed window, double radiator, built-in cupboards, and large built-in wardrobe.

Outside

To the rear is a low-maintenance garden laid to lawn and patio, ideal for relaxing or entertaining. There's a large shed measuring 16' x 8'1" with electric lighting and power sockets, UPVC window and UPVC door.

To the front, the property enjoys ample driveway parking for 4 vehicles, included in this -space suitable for a motorhome or large vehicle. ELECTRIC CHARGING POINT TO BE LEFT (located externally under the front window).