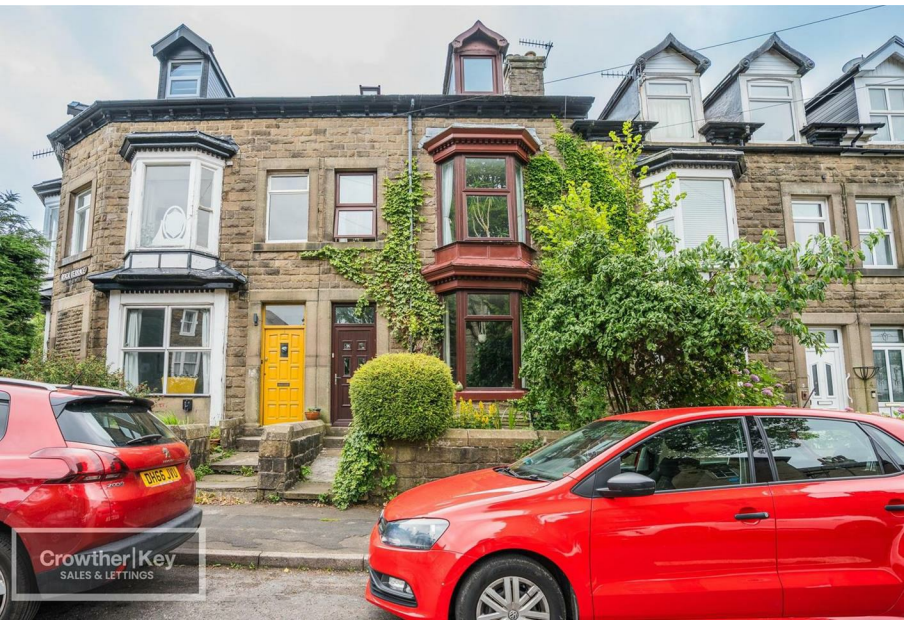





Crowther|Key  
SALES

£325,000  
5  
1



2 Rock Terrace  
Buxton SK17 6HN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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NO ONWARD CHAIN!! A spacious five-bedroom period home set over three floors, blending original features with modern upgrades. Highlights include a stylish open-plan kitchen/diner with French doors to the rear, multi-fuel stove, two bathrooms, utility room, and cellar. Finished with UPVC windows throughout and a private enclosed courtyard garden. Ideal for families seeking space and character.

Vestibule:  
UPVC entrance door.

Hall:  
Dado rail, stairs to first floor.

Lounge: 15'3" x 12'7"  
Multi-burn stove, UPVC bay window, 2 double radiators.

Kitchen/Diner: 13'8" x 11'7"  
All fitted units & wall cupboards, worktops, inset porcelain sink, stainless steel extractor hood, 4 ring gas hob and electric oven, 2 double column radiators, UPVC French doors to rear.

Kitchen Extension Area: 11'5" x 5'10"  
UPVC window, under sink unit, inset microwave + dishwasher, fitted units & wall cupboards

Utility Room: 8'6" x 7'  
UPVC window & door to rear, plumbing for washing machine, Worcester combi boiler.

Cellar:  
UPVC window

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Landing:  
UPVC window, radiator.

Bathroom:  
Porcelain bath, porcelain basin, electric shower unit, UPVC window, extractor fan, central heated towel radiator.

Bedroom 1: 13'8" x 10'2"  
UPVC bay window, UPVC window, fitted cupboard

Bedroom 2: 16'6" x 15'10"  
UPVC bay window, UPVC window, 2 double radiators.

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Landing (Second):  
Velux window.

Bedroom 3: 12'4" x 10'4"  
Double radiator, UPVC window.

Bedroom 4: 14'5" x 9'1"  
UPVC window, double radiator.

Bedroom 5: 11'8" x 6'10"  
Double radiator, Velux window.

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Externally:  
Enclosed courtyard garden with rear wood panel gate.