



Crowther|Key
SALES

£229,995

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28 Milnbank Avenue
Buxton SK17 7PS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(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



Well-presented three bedroom home with spacious lounge/diner, modern kitchen, and family bathroom. Benefits include UPVC windows, Alpha combi boiler, decked garden with patio, and parking for two cars.

Porch
UPVC double French doors, UPVC window.

Hall
Double radiator, stairs to first floor.

Lounge/Diner – 19' x 11'
UPVC bay window to the front, UPVC window, double radiator.

Kitchen – 9'10 x 6'7
Fitted units and round-edged worktops, wall cupboards, stainless steel single sink unit, housing recess suitable for gas hob, stainless steel extractor hood, built-in single electric oven, plumbing for washing machine, two UPVC windows, Alpha combination boiler.

Landing
UPVC window, linen cupboard.

Bedroom One – 7'10 x 7'3
UPVC window, radiator, built-in cupboard.

Bedroom Two – 11' x 11'
UPVC window, radiator.

Bedroom Three – 11' x 8'4
UPVC window, radiator.

Bathroom
Part tiled, modern white suite comprising porcelain wash hand basin, low flush W/C, UPVC window, central heated towel radiator.

Exterior
Rear garden laid to decked area and paved patio area.
Parking for 2 cars.

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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