

BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR

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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Crowther|Key

SALES

£199,995

3

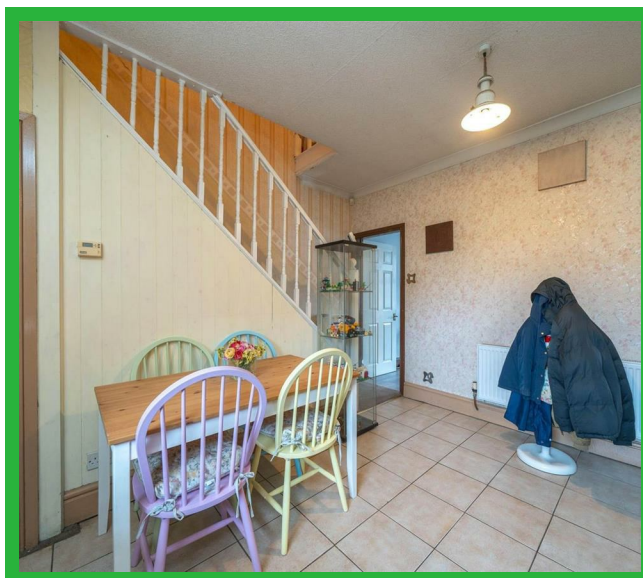
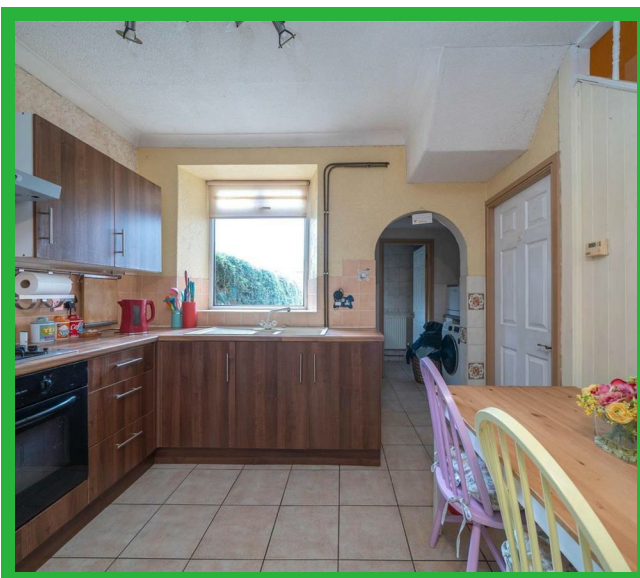
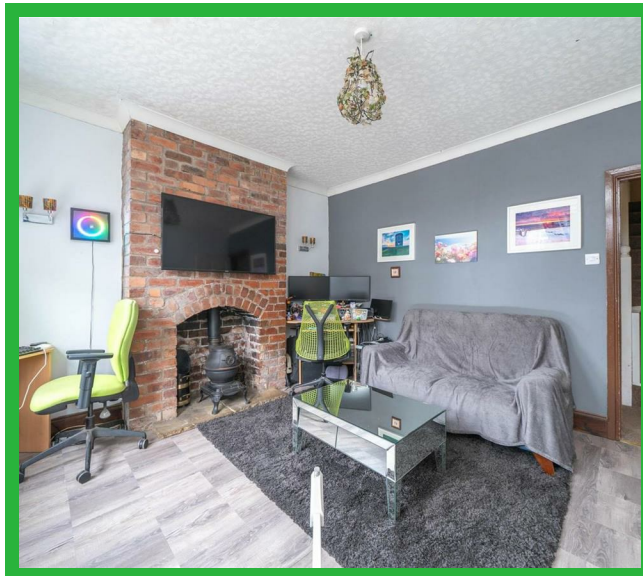
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4 Kings Road

Buxton SK17 7NF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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

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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Well-presented and deceptively spacious home offering versatile accommodation arranged over three floors. Featuring a comfortable lounge with multi-fuel burner, a fitted kitchen/breakfast room with integrated appliances, and a useful utility/rear porch area. The property benefits from a ground floor WC and an Alpha combi boiler. There are two first-floor bedrooms and a modern bathroom with “P”-shaped bath and vanity unit, plus a further attic bedroom with two Velux roof windows. Externally, there’s a fully enclosed and low maintenance paved rear garden area.

Lounge: 13’1” x 11’7”

UPVC double-glazed window, double radiator, and a multi-fuel burning stove creating a warm and welcoming focal point.

Fitted Kitchen / Breakfast Room: 12’10” x 10’5”

Fitted with a comprehensive range of modern base and wall units with round-edged worktops, incorporating a stainless steel four-ring gas hob, stainless steel electric single and double ovens, inset stainless steel sink unit, uPVC double-glazed window, and double radiator.

Rear Porch / Utility: 6’ x 5’

Fitted worktop with base units beneath, built-in cupboards, and plumbing for washing machine.

Separate WC:

Low flush WC, porcelain wash hand basin, radiator, and Alpha combination boiler.

Cellar:

Useful storage space.

Bathroom:

Fitted with a “P”-shaped bath with shower and screen, wash hand basin set within a vanity unit, low flush WC with soft-close seat, uPVC window, radiator, and extractor fan.

Bedroom One: 12’6” x 7’10”

UPVC double-glazed window and double radiator.

Landing:

With double radiator.

Bedroom Two: 11’7” x 7’9”

UPVC double-glazed window and double radiator.

Attic Bedroom: 12’3” x 11’5” (average)

Spacious room with two Velux roof windows providing excellent natural light.

Exterior:

Enclosed, fully paved rear garden area providing a low-maintenance outdoor space ideal for seating and entertaining.