



Crowther|Key
SALES

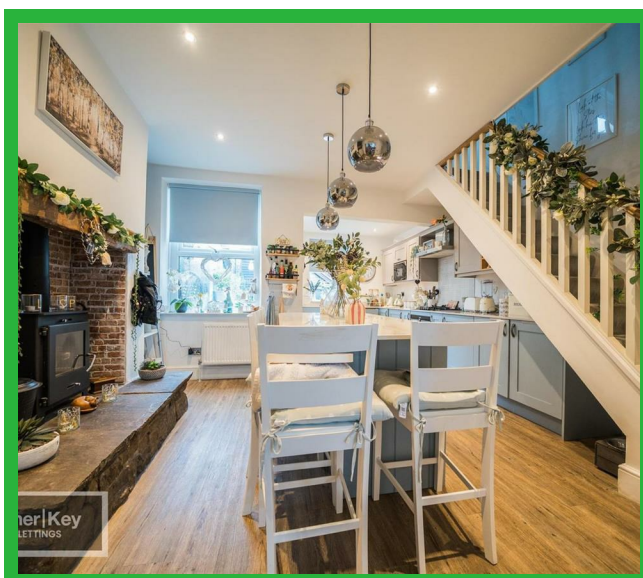
£289,999
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3 Holker Road
Buxton SK17 6QN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(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



A stunning three-bedroom home combining period character with modern design. Featuring a vaulted kitchen/breakfast area with marble worktops, two log burner stoves, Karndean flooring, stylish bathroom with double basins, and a landscaped rear garden with summer house. Beautifully presented throughout – viewing essential.

Lounge: 14'7" × 14'2"

UPVC window with shutters, double radiator, open fire with log burner stove, Karndean floor.

Kitchen / Breakfast Area: 20'2" × 14' narrowing to 7'8" at kitchen end

Vaulted studio with shutters, comprehensive fitted units and marble worktops, wall cupboards, integrated Siemens 5-ring gas hob, Siemens built-in double oven, dishwasher, washing machine, microwave, 1½ stainless steel sink and drainer, Belfast sink within island unit, wine cooler, double radiator, log burner stove, 2 UPVC windows, UPVC doors to rear garden, stairs to loft floor, Karndean floor.

Bathroom:

White suite comprising oval bath with shower enclosure, low flush WC with built-in unit, double wash hand basin in vanity unit, 2 Velux windows, heated towel radiator, extractor fan.

Landing:

Radiator, UPVC window.

Bedroom 1: 12'5" × 8'7"

UPVC window, radiator.

Bedroom 2: 12'4" × 12'0"

UPVC window with shutters, double radiator.

Bedroom 3: 13'4" × 12'8"

Radiator, Velux window, fitted wardrobes and drawers, UPVC window.

Vaulted Rear Garden:

Laid to paved patio area, steps up to artificial turf with decking. Substantial summer house with bi-fold doors, electric light and power.

Cellar:

Alpha combi boiler.

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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