



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	54	
(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

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SALES

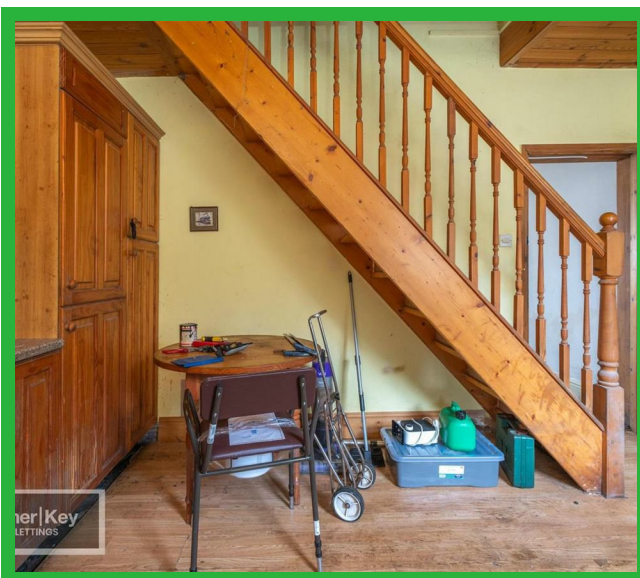
£165,000

3

1



10 Cowlow Lane
Buxton SK17 8DD



Charming end-terrace home featuring a cosy lounge with log burner, fitted kitchen with modern units, and useful rear porch. The property offers two bedrooms, a family bathroom, and a converted attic room with Velux window. Outside includes a detached outbuilding ideal for storage or workspace. UPVC windows and gas central heating throughout.

Porch
UPVC windows and door

Lounge: 13'3" x 11'2"
Log burner, UPVC window, radiator

Kitchen: 13'3" x 10'4"
Fitted units and wall cupboards, stainless steel single oven, plumbing for washing machine, four ring gas hob, built-under electric oven, UPVC window, radiator

Rear Porch

Bedroom 1: 13'5" x 8'8"

Bathroom
Porcelain wash hand basin, electric shower unit with screen, low flush W/C, suite décor, radiator

Bedroom 2: 7'5" x 5'7"
Built-in cupboard with shelf and hanging rail, radiator, suite décor

Attic Room: 14'7" x 12'5"
Velux window (converted not confirmed to building regulations)

Detached Outbuilding: 19'1" x 13'2"

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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