



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

£299,995

4

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10 Hardwick Road  
Buxton SK17 9XW

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>95</b> |
| (81-91) <b>B</b>                            | <b>85</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)





VIDEO TOUR AVAILABLE!! Exceptionally spacious four-bedroom family home offering fantastic proportions and modern comforts with uPVC double glazing and Ideal Logic gas central heating. The ground floor features a welcoming entrance hall, separate WC, generous lounge, and a superb kitchen/diner with integrated appliances and French doors opening to the rear garden. Upstairs boasts four well-sized bedrooms (including one with en-suite shower room) plus a contemporary family bathroom. Outside, the property enjoys an extensive mainly lawned rear garden and driveway parking for two cars. Don't miss out, viewings highly recommended!

**Entrance Hall**  
Composite front door, radiator, stairs to first floor, useful storage cupboard.

**Separate WC**  
Low level WC, wash hand basin, radiator, uPVC double glazed window.

**Lounge - 16'6" x 10'10"**  
uPVC double glazed window, double radiator.

**Kitchen/Diner 18'3" x 10'9"**  
Attractive range of fitted wall and base units with worktops, four ring stainless steel gas hob, extractor hood, built under stainless steel electric oven, stainless steel sink unit, part tiled walls, integrated fridge freezer, dishwasher and washing machine, ideal logic combi boiler, uPVC double glazed window, uPVC double glazed French doors to rear garden, double radiator.

**Bathroom**  
Panelled bath with shower over and screen, low flush WC, porcelain wash hand basin, radiator, extractor fan.

**Bedroom 11'4" x 9'1"**  
Radiator, uPVC double glazed window.

**En Suite Shower Room:**  
Shower enclosure, low flush WC, porcelain wash hand basin, uPVC double glazed window, extractor fan.

**Bedroom 10' 4" x 9' 1"**  
uPVC double glazed window, radiator.

**Bedroom 9' x 6'8"**  
uPVC double glazed window, radiator.

**Bedroom 9' x 7'**  
uPVC double glazed window, radiator.

**Exterior**  
Rear garden laid mainly to lawn. X2 driveway parking spaces.

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.

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