





# Crowther|Key

## SALES


£239,995

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12 Dorset Close  
Buxton SK17 9PJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 2002/91/EC	

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





NO ONWARD CHAIN!! DETACHED WORKSHOP!!

The two bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The shower room is well-appointed, ensuring convenience for all residents.

The location of this property is particularly appealing, as it is situated in a quiet neighbourhood while still being within easy reach of local amenities, schools, and parks.

Porch  
UPVC window and front door.

Lounge/ Dining Room (19ft x 12ft)  
UPVC Sliding doors to front, 2 Radiators, stairs to first floor.

Kitchen (11ft 9in x 8ft)  
Attractive floor units and round edge work tops, wall cupboards, stainless steel sink unit, 4 ring stainless steel gas hob, stainless steel and glass extractor hood, electric fan assisted double oven, integrated microwave, plumbing for washing machine, radiator, composite door to rear UPVC window.

Bedroom (12ft x 9ft 5in)  
UPVC window, radiator.

Bedroom (11ft 6in x 9ft 5in)  
Fitted wardrobes, UPVC window, radiator, boiler cupboard with Glow worm combi.

Shower room  
Shower enclosure, low flush wc, designer wash hand basin in vanity unit, central heated towel radiator, UPVC window.

Outside  
Excellent rear garden laid to block paved patio area, decked area and Nomow area. Driveway parking for 2 cars.

Detached Workshop (19ft 2in x 8ft 9in)  
Sauna, electric light and power.

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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