

Crowther|Key

SALES

£264,500



102 Cairn Drive
Buxton SK17 9XP



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.

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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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Further highlights include a welcoming separate lounge, a convenient ground-floor WC, three well-proportioned bedrooms and the added luxury of an en-suite shower room to the principal bedroom. Warmed throughout by gas central heating and finished to a high standard, this is a turn-key home that simply needs moving into.

Location

Cairn Drive forms part of a popular, recently built residential development on the southern edge of Buxton, lying approximately 1.5 miles from the town centre. Buxton is one of Derbyshire's most desirable spa towns, set on the edge of the Peak District National Park and renowned for its elegant Georgian and Victorian architecture, including the landmark Crescent, the Opera House and the much-loved Pavilion Gardens. Everyday amenities are well catered for, with a good range of shops, supermarkets, cafés and leisure facilities close at hand. Families are well served by local schooling, with Harpur Hill Primary School and Buxton Community School both nearby, while Buxton railway station – around two miles away – offers a direct line through to Stockport and Manchester. The open countryside and walking routes of the Peak District lie right on the doorstep.

Ground Floor

Entrance Hall

Composite entrance door, stairs rising to the first floor, radiator.

Lounge 14'0" × 11'7" (4.27m × 3.53m)

A bright and comfortable reception room with double radiator.

Kitchen / Breakfast Room 14'7" × 9'11" (4.45m × 3.02m)

A generous, light-filled kitchen/breakfast room fitted with a range of units and round-edged worktops, complemented by wall cupboards. Equipped with a four-ring stainless steel gas hob, extractor hood, built-under stainless steel electric oven, integrated fridge/freezer, washing machine and dishwasher. uPVC double glazed window and uPVC French doors opening to the rear garden, double radiator, Ideal Logic combi boiler and a useful built-in cupboard.

Separate WC

Fitted with a low-flush WC and wash hand basin, uPVC double glazed window and radiator.

First Floor

Landing

uPVC double glazed window and radiator.

Bedroom Three 7'5" × 6'0" (2.26m × 1.83m)

uPVC double glazed window and radiator.

Bedroom Two 10'6" × 8'4" (3.20m × 2.54m)

uPVC double glazed window and radiator.

Bathroom

Fitted with a panelled bath with electric shower and screen over, wash hand basin, low-flush WC and extractor fan.

Bedroom One 12'0" × 11'0" (3.66m × 3.35m)

A well-proportioned principal bedroom with uPVC double glazed window, radiator and built-in cupboard.

En-suite Shower Room

Comprising an over-bath shower enclosure, low-flush WC, radiator, uPVC double glazed window and extractor fan.

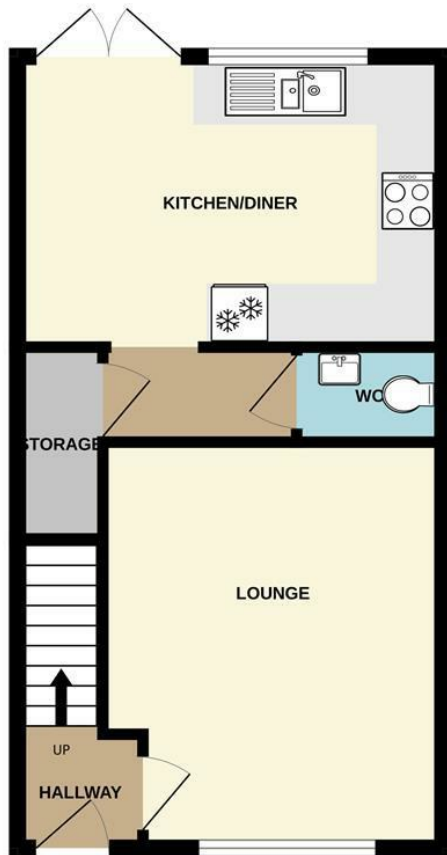
Outside

To the rear is a garden laid mainly to lawn with a paved patio area, providing an attractive and easily maintained space for outdoor seating and entertaining.

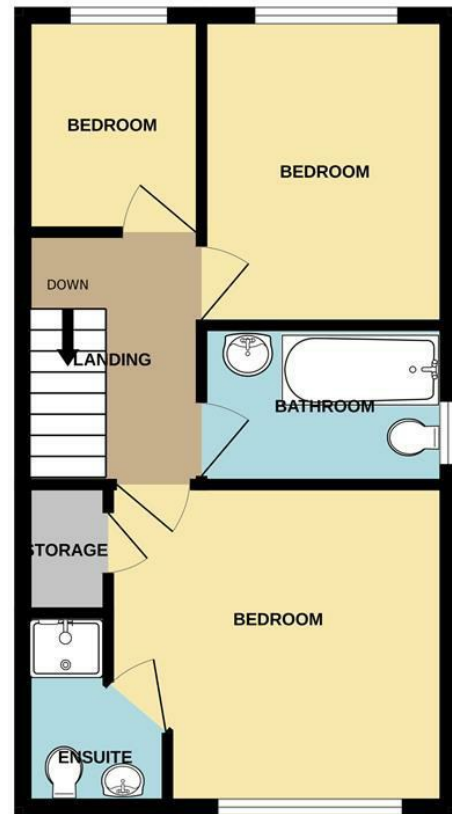
Important Notice

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed. All measurements are approximate and should not be relied upon. No services, appliances, equipment or fittings have been tested, and prospective purchasers should satisfy themselves on all such matters by making their own enquiries and obtaining professional verification where required. The vendor has confirmed and approved these details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (which replaced the Property Misdescriptions Act 1991).

GROUND FLOOR



1ST 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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