

GROUND FLOOR  
APPROX. FLOOR  
AREA 408 SQ.FT.  
(37.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 408 SQ.FT.  
(37.9 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 408 SQ.FT.  
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.6 SQ.M.)

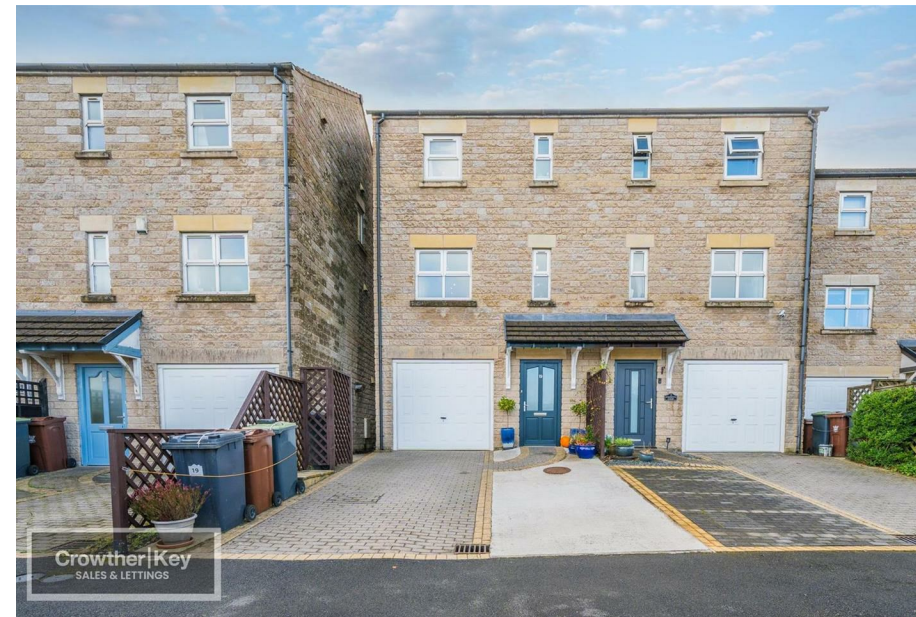
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

£265,000

3

2



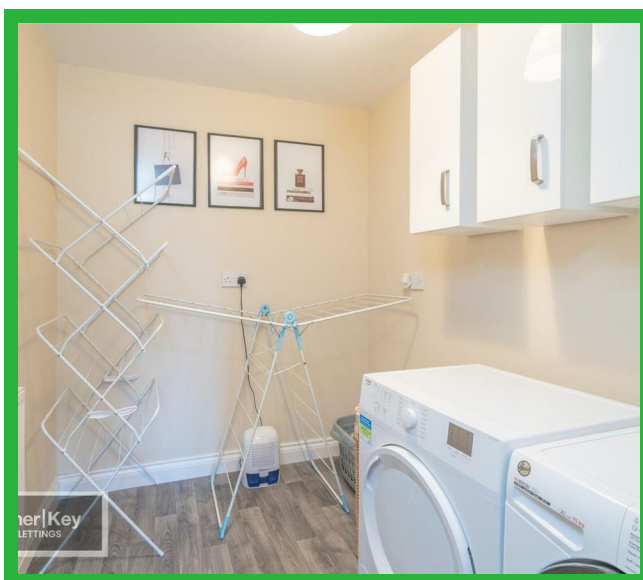
19 Solomons Court  
Buxton SK17 9HP

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(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)





Spacious and well-presented family home featuring a stylish dining kitchen, lounge with French doors to the garden, study, three bedrooms (including en-suite), modern bathroom, utility, and ground-floor WC. Driveway parking and landscaped rear garden with patio and artificial turf.

Hall:  
UPVC front door, stairs to first floor, radiator, understairs cupboard.

Garage: 28'3" x 8'1"  
Worcester Greenstar combi boiler, electric light and power, up-and-over door.

Separate WC:  
Fitted with low flush W/C, double radiator, wash hand basin, extractor fan.

Utility Room: 8'2" x 6'  
Radiator, plumbing for washing machine, extractor fan.

Lounge: 15' x 11'6"  
UPVC window, UPVC French doors to rear garden, double radiator.

Landing:  
Double radiator.

Fitted Kitchen / Breakfast Room: 15'7" x 8'  
Fitted units and round-edged worktops, wall cupboards, stainless steel four-ring gas hob, stainless steel single electric oven, built-in extractor unit, inset drainer sink unit, UPVC window, double radiator.

Study: 6'10" x 5'  
UPVC window, radiator.

Bedroom: 11'8" x 11'1"  
UPVC window, double radiator.

En-Suite Shower Room:  
Fitted shower enclosure with electric shower unit, wash hand basin, low flush W/C, UPVC window, extractor fan.

Bathroom:  
Panel bath, wash hand basin, low flush W/C, wall-mounted concealed cistern, radiator, UPVC window, extractor fan.

Bedroom: 9'7" x 8'4"  
UPVC window, double radiator.

Bedroom: 11'6" x 6'5"  
UPVC window, radiator.

Exterior:  
Good-sized rear garden laid to paved patio area and artificial turf.

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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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