



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) <b>A</b>		96
(81-91) <b>B</b>	84	
(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	

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# Crowther|Key

## SALES

£273,000

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7 Silkstone Crescent  
Buxton SK17 9GJ





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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Well-presented three-bedroom family home with driveway parking for two cars, generous rear garden featuring a lovely paved patio, spacious kitchen/diner with integrated appliances and French doors to the garden, plus the bonus of an en-suite to the master bedroom. Ideal for growing families – viewing highly recommended!

There is minimum 7 years NHBC Barratt homes warranty remaining  
And full warranties are available for the glass balustrade with Neville Johnson

Hallway:  
Composite front door, stairs to 1st floor.

Separate WC:  
Low-level flush WC, porcelain wash hand basin, extractor fan, radiator.

Lounge: 16'2" x 11'9"  
Double radiator, 2 UPVC double-glazed windows.

Kitchen/Diner 15' x 10'5"  
Attractive fitted units + worktops, wall cupboards, integrated fridge/freezer, integrated four-ring ceramic hob, integrated stainless steel extractor hood, built-under electric oven, dishwasher + washing machine, stainless steel sink unit, tiled floor, UPVC double-glazed window, Ideal Logic combi boiler. UPVC French doors to rear garden.

Landing:  
Radiator, glass balustrade, built-in cupboard.

Bathroom:  
Panelled bath + thermostatic shower over, low-level flush WC, porcelain wash hand basin, black nickel heated towel radiator, UPVC double-glazed window, extractor fan.

Bedroom 1: 10'2" x 8'5"  
UPVC double-glazed window, radiator.

Bedroom 2: 8'8" x 6'3"  
UPVC double-glazed window, radiator.

Bedroom 3: 11'8" x 8'5" + recess.  
UPVC double-glazed window, radiator.

En-suite to Bedroom 3:  
Shower enclosure with thermostatic shower, porcelain wash hand basin, low-level flush WC, UPVC double-glazed window, designer black nickel heated towel radiator.

Outside:  
Very attractive rear garden laid to paved patio area, driveway parking for 2 cars.