



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

£225,000

3

1

24 Rock Bank
Buxton SK17 9JF

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



NO ONWARD CHAIN!! A well-presented three-bedroom mid-terrace family home in the popular Harpur Hill area, offering deceptively spacious accommodation with modern touches throughout. Outside, the front enjoys a large, paved patio area – an ideal spot for al fresco relaxation – while the rear garden is mainly laid to lawn with a useful vegetable plot, providing plenty of space for families or keen gardeners. **VIDEO TOUR AVAILABLE!!**

Porch
uPVC door + window, radiator, double radiator, stairs to first floor (stairlift can be left or removed).

Lounge 16'10" x 15'2"
uPVC windows, radiator, double radiator, stairs to first floor.

Kitchen/Diner 16'6" x 9'8"
Fitted with a range of wall and base units, work surfaces, inset sink, integrated appliances including electric oven + hob, fridge/freezer, washing machine, dishwasher, uPVC double-glazed door to rear, double radiator, stainless steel splashbacks, plumbing for washing machine, Alpha combination boiler – **NEW BOILER WITH FULL WARRANTY.**

Bedroom 1 11'5" x 7'3"
uPVC windows, radiator.

Bedroom 2 15' x 9'11"
uPVC windows, radiator.

Bedroom 3 11'11" x 10'1"
uPVC windows, radiator.

Shower Room
Shower enclosure, low-level WC, wash hand basin in vanity unit, uPVC windows, chrome heated towel rail, extractor fan.

Outside
To the front – laid to a large paved patio area, veg plot. To the rear – good-sized garden laid mainly to lawn with vegetable plot.

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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Misrepresentation Act 1967 and Consumer Protection Regulation

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