



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F	33	
(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](mailto:sales@crowtherkey.co.uk)

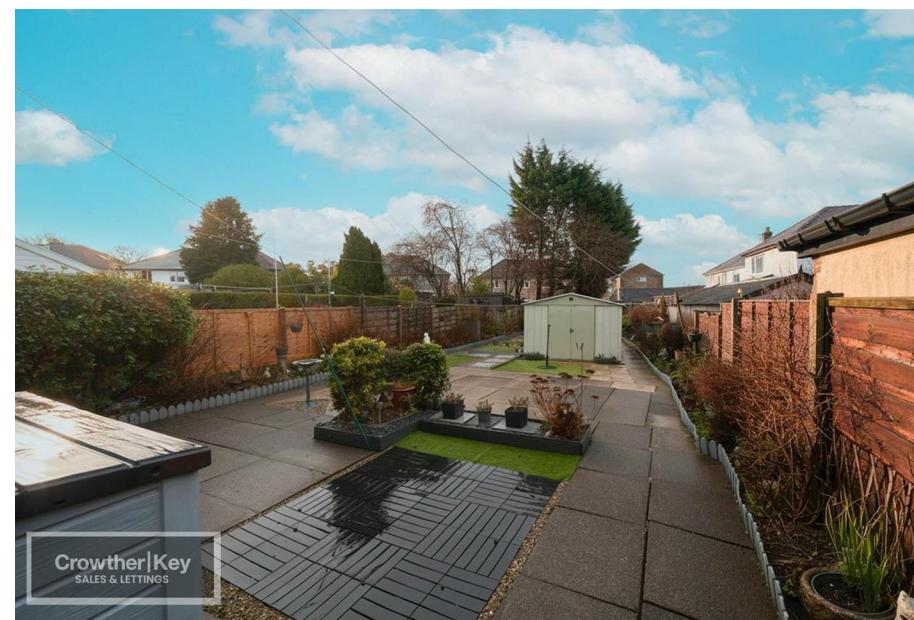
# Crowther|Key

## SALES

£185,000

3

1



2 Lathkil Grove  
Buxton SK17 7PH



**NO ONWARD CHAIN!!** Spacious 3-bedroom family home with generous proportions throughout in need of some modernisation. Welcoming hall with side window, fitted kitchen with side access, modern bathroom, and three well-sized bedrooms – the master boasting a large bay. UPVC double glazing. Ideal for first-time buyers or growing families – viewing essential!

**Hall**

UPVC front door + side window, NSH, stairs to 1st floor

**Lounge 19'4" x 11'3"**

UPVC double-glazed bay to front, UPVC double-glazed window/door to rear

**Kitchen 10'7" x 7'7"**

Fitted units and round-edge worktops, stainless steel sink unit, plumbing for washing machine, electric oven/hob point UPVC double-glazed window + door to side.

**Landing**

UPVC double-glazed window

**Bathroom**

Panelled bath, pedestal basin, low-level W/C, airing cupboard + hot water cylinder UPVC double-glazed window.

**Bedroom 1 8'0" x 7'9"**

UPVC double-glazed window.

**Bedroom 2 11'3" x 7'8"**

UPVC double-glazed window

**Bedroom 3 12'1" x 11'3"**

UPVC double-glazed bay window

**Outside**

Large garden to the rear.

**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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