



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

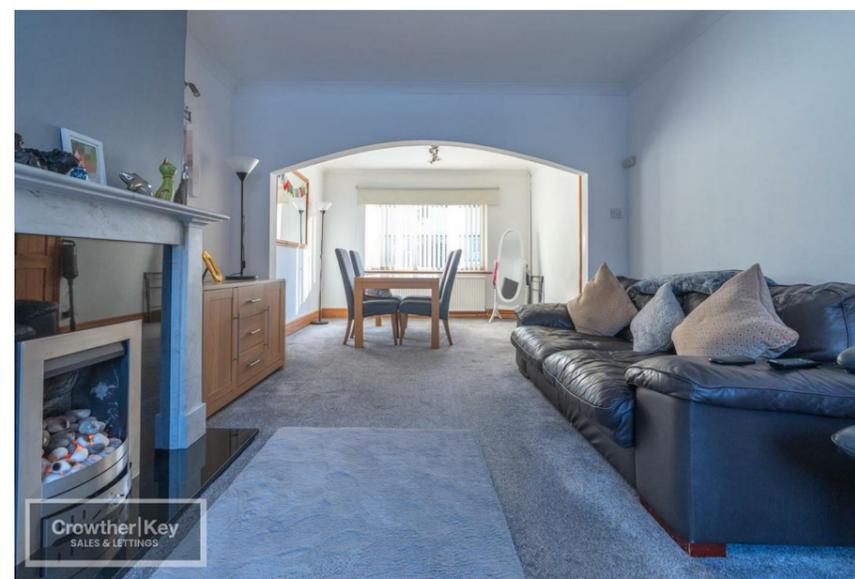
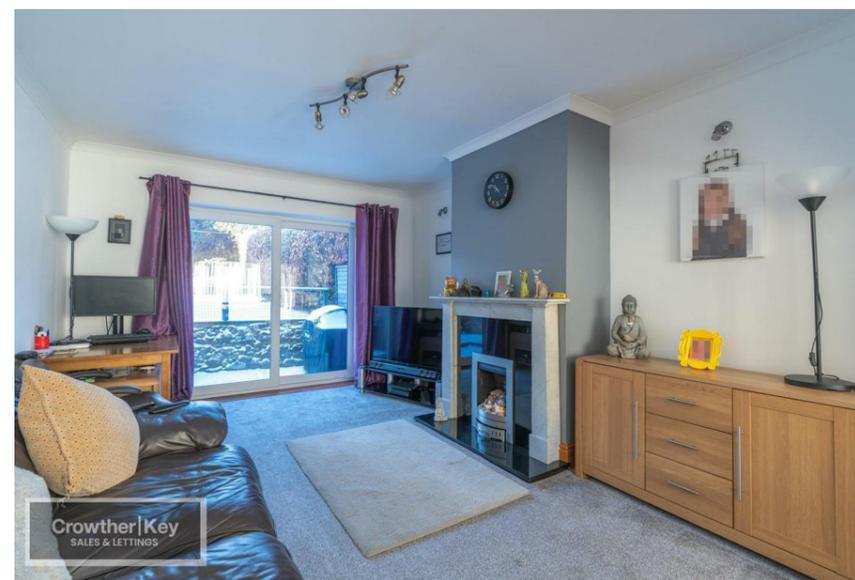
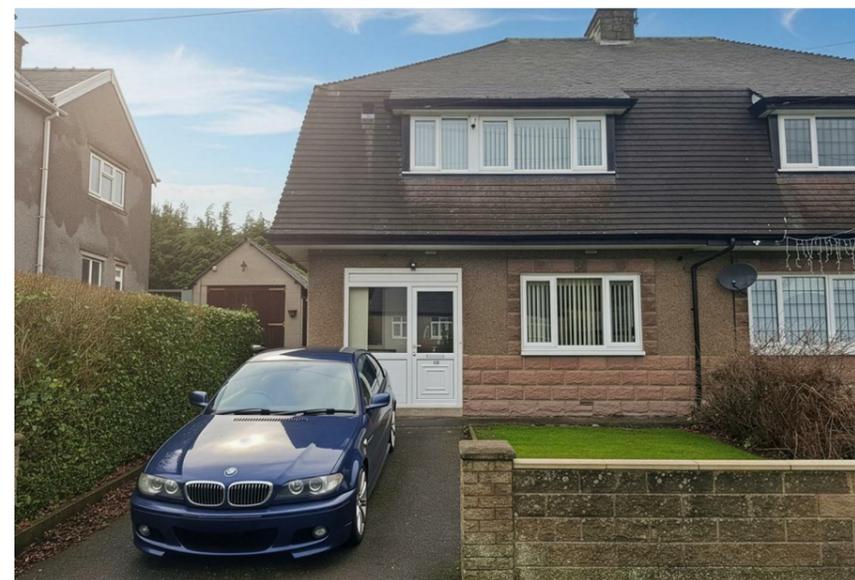
# Crowther|Key

SALES

£275,000

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Buxton SK17 6UA

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)



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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REDUCED TODAY TO £275,000 (from £299,995) – this generous three-bed semi-detached home on Anncroft Road in the sought-after area of Burbage, Buxton, is ready to move into. Perfectly positioned in a highly desirable spot (and within the catchment area for the well-regarded Burbage Primary School), it's just a short stroll from local shops, schools, and beautiful countryside trails.

Inside, you'll love the spacious L-shaped lounge/diner with UPVC patio doors leading out to a private, SOUTH FACING raised lawn garden. Additionally here's a handy utility/workshop with electric and plumbing.

A great opportunity in a cracking location.

Viewing by appointment only.

Porch:  
UPVC Window + door + window

Hall:  
Double radiator, stairs to 1st floor

Lounge/Diner:  
24ft 10in x 11ft 4in (L-shaped)  
Living flame gas fire, double radiator, UPVC Window to front, UPVC sliding patio doors to rear garden.

Kitchen:  
10ft 6in x 8ft 1in  
Fitted Units and wall cupboards, round-edged work tops, stainless steel 4-ring gas hob, built under stainless steel electric oven, stainless steel extractor hood, stainless steel sink unit, UPVC window, understairs cupboard, double radiator.

Utility / Workshop:  
15ft x 6ft 5in  
Stainless steel sink unit, plumbing for washing machine, alpha combi boiler.

Landing:  
UPVC Window, Built in cupboard, access to loft.

Bathroom:  
Tiled bath, shower + screen, porcelain wash hand basin, low flush W/C, UPVC Window, Heated Towel Radiator.

Bedroom 1:  
11ft 10in x 11ft 5in  
UPVC Window, Radiator, range of fitted wardrobes and drawers.

Bedroom 2:  
12ft 4in x 11ft 5in  
UPVC Window, UPVC Window, Radiator

Bedroom 3:  
8ft 2in x 7ft 9in  
UPVC Window, Radiator

Outside:  
Attractive, private, SOUTH FACING rear garden laid mainly to raised lawn.