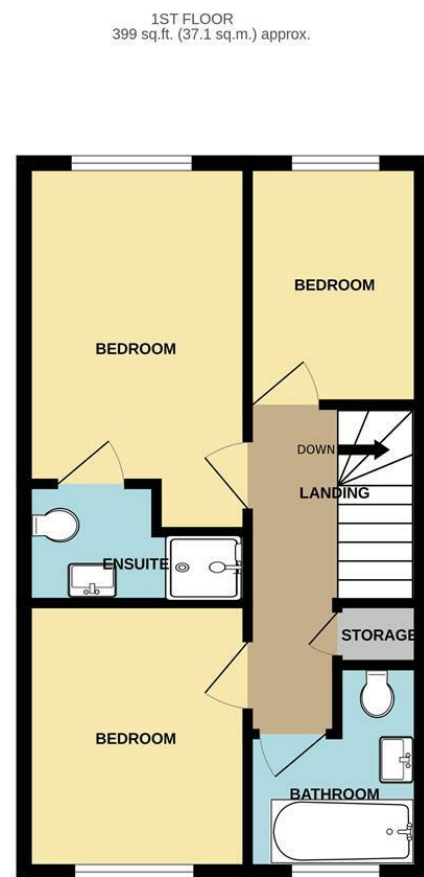
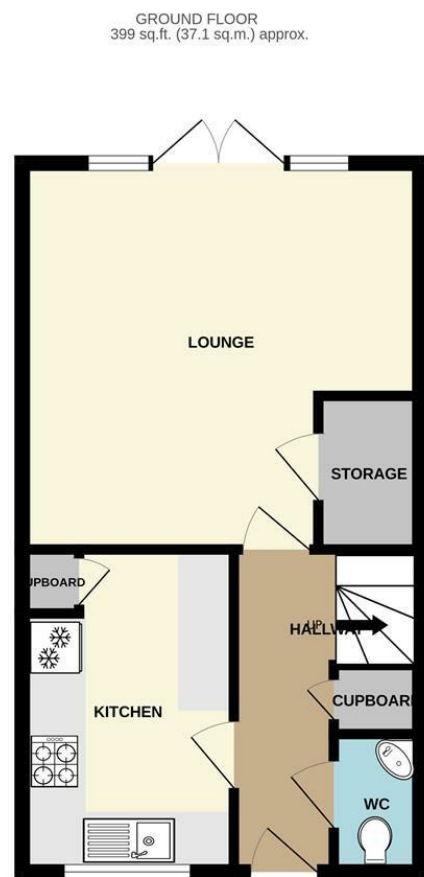




TOTAL FLOOR AREA : 798 sq.ft. (74.2 sq.m.) approx.

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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SALES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



£265,000

3

1

9 Crawshaw Crescent
Buxton SK17 9GR

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Spacious three bedroom family home boasting bright, well-proportioned accommodation with uPVC double glazing and efficient gas central heating. The ground floor features a welcoming entrance hall, separate WC, modern fitted kitchen/breakfast room with integrated appliances, and a generous lounge opening via French doors to the rear garden. To the first floor are three bedrooms (some with en suite facilities), plus a contemporary family bathroom. Outside enjoys a two-tier rear garden and driveway parking for two cars. Perfect for growing families or those seeking extra space in a sought-after location – early viewings strongly advised!

Entrance Hall

Composite front door, radiator, cloaks cupboard, stairs to first floor.

Separate WC

Low level WC, wash hand basin, radiator, extractor fan.

Kitchen/Breakfast Room - 12'2" x 7'3"

Attractive range of fitted wall and base units with worktops, stainless steel sink unit, Ideal Logic combi boiler, stainless steel four ring gas hob, stainless steel extractor hood, built under electric oven, integrated fridge, freezer, dishwasher and washing machine, radiator, uPVC double glazed window.

Lounge 15'1" x 15'

Understairs cupboard, uPVC double glazed French doors to rear garden, two radiators.

Landing

Radiator, built-in cupboard.

Bedroom - 8'0" x 6'3"

uPVC double glazed window, radiator.

Bedroom - 13'10" x 8'4"

uPVC double glazed window, radiator.

En suite shower room

Shower enclosure with electric shower unit, porcelain wash hand basin, low level WC, radiator, extractor fan.

Bedroom - 10' x 8'5"

uPVC double glazed window, radiator.

Bathroom

Panelled bath with shower over and screen, low level WC, wash hand basin, uPVC double glazed window, double radiator.

Exterior

Two-tier rear garden area. Driveway providing off-road parking for 2 cars.

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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