



Crowther|Key

SALES

£249,000

3

2



13 College Drive
Buxton SK17 9FZ

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 	

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



A well-presented home featuring a spacious kitchen with quartz worktops and integrated appliances, lounge with UPVC window and double radiator, and three bedrooms including a main with en-suite shower room. The property also benefits from a modern bathroom, separate W/C, and a rear garden laid to lawn and patio. UPVC windows and gas central heating throughout.

Vestibule
Composite front door

Separate W/C
Low flush W/C, porcelain wash hand basin, UPVC window, radiator

Lounge
Double radiator, UPVC window

Kitchen/Breakfast Room
All fitted units and quartz worktops, wall cupboards, four ring ceramic hob, stainless steel extractor hood, plumbing for dishwasher and washing machine, stainless steel single sink unit, UPVC window, UPVC French doors to rear garden, Ideal Logic combi boiler, under stairs cupboard

Landing / Airing cupboard

Bedroom 1
UPVC window, radiator

Bedroom 2
UPVC window, radiator

Bathroom
Panelled bath, porcelain wash hand basin, low flush W/C, central heated towel radiator, UPVC window, extractor fan

Bedroom 3
UPVC window, radiator, large built-in cupboard

En-suite Shower Room (Bedroom 1)
Shower enclosure, porcelain wash hand basin, low flush W/C, UPVC window, central heated towel radiator, extractor fan

Externally
Vaulted rear garden laid to paved patio area and lawn

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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