



# Crowther|Key

SALES



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>70</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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		

£235,000

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14 Buxton Road  
Buxton SK17 8PG

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



Charming Stone-Built Cottage in the Heart of Tideswell A characterful two-bedroom cottage offering spacious accommodation across three floors, blending period charm with modern fittings.

Highlights include a cosy lounge with log burner and beamed ceiling, a well-equipped kitchen with fitted units and access to the rear, and two generously sized bedrooms. Stylish bathroom with shower over bath, vanity unit and roof light. The property also benefits from a boarded attic, gas central heating (Baxi Combi), and a fully paved garden. Ideally located close to village amenities and stunning Peak District walks.

Lounge – 15'6" x 12'

Double radiator, UPVC window, log burner, beamed ceiling, stairs to first floor.

Kitchen

Fitted units & round edged worktops, wall cupboards, airing cupboard, built-under electric oven, stainless steel/glass extractor hood, stainless steel single unit, central heating timer, door to rear

Landing

Wall cupboard, wall-mounted Baxi Combi boiler, plumbing for washing machine

Bedroom 1 – 15'7" x 6'6"

Beamed ceiling, UPVC window, double radiator, built-in wardrobe

Bathroom

Panelled bath, shower over + screen, wash basin in vanity unit + storage, roof light, central heated towel radiator, extractor fan

Bedroom 2 – 15'6" x 9'1"

UPVC window, double radiator, built-in cupboards

Outside

Attractive fully paved garden

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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