

# Crowthor | Key

SALES



£475,000

 3

 1

44 Milldale Avenue  
Buxton SK17 9BG



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

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

#### Porch

Composite Door, Internal door to hallway.

#### Hallway

Leading to all rooms.

#### Kitchen / Breakfast Room 21ft 6in x 8ft 3in

Attractive fitted wall and base units, four ring hob, built under double oven, extractor fan, wash hand, double draining sink unit, integrated fridge / freezer, integrated dishwasher, plumbing for washing machine, double patio doors leading from the breakfast room to the decking, UPVC window, radiator.

#### Lounge 14ft 10in x 10ft 7in

UPVC window and Living Flame gas fire and surround.

#### Bedroom / Dining Room 9ft 4in x 7ft

UPVC window and radiator.

#### Bedroom 13ft 5in x 10ft 2in

UPVC window and radiator.

#### Bedroom 11ft 4in x 10ft 2in

UPVC window and radiator.

#### Bathroom

P-Shaped Bath with shower over, glass shower screen, Low flush W/C, wash hand basin, mermaid board surround.

#### Outside

Superb gardens to front and rear.

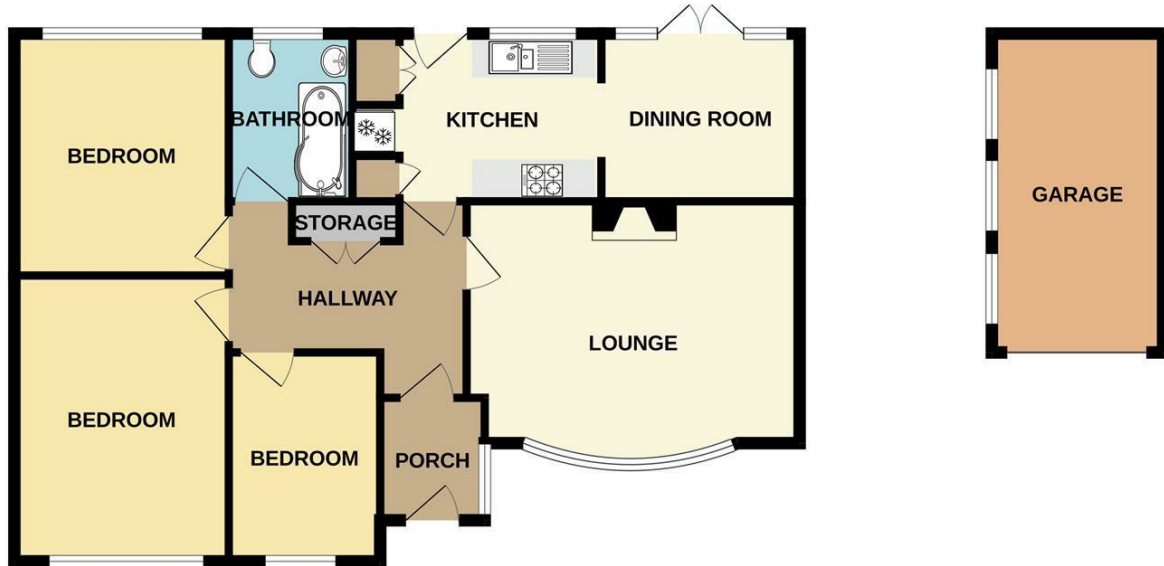
To the front is a well maintained lawned areas with surrounding shrubs and plants.

Driveway parking for a few cars.

To the rear is another well maintained rear lawned area with surrounding shrubs and plants.

Large, paved patio area (with footings that would take an extension if a buyer wished to explore this option). UPVC decked area leading from the double patio breakfast room doors.

## GROUND FLOOR



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.  
Made with Metropix ©2026

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

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