



20 Hill Head Drive  
Buxton SK17 9GS

# Crowther|Key SALES

£273,000

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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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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>		
Not energy efficient - higher running costs		
<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)





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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MODERN SEMI-DETACHED FAMILY HOME!! Nicely situated on this brand new development, a modern 3 three storey semi-detached family house with full gas central heating and UPVC double glazing. Externally attractive rear garden and driveway parking for 2 cars.

**Full description**

MODERN SEMI-DETACHED FAMILY HOME!! Nicely situated on this brand new development, a modern 3 three storey semi-detached family house with full gas central heating and UPVC double glazing. The property comprises, ground floor : hall, separate W/C, bedroom, open plan kitchen / diner, first floor : lounge, master bedroom with en-suite, second floor : Two bedrooms, bathroom. Externally attractive rear garden and driveway parking for 2 cars.

Please note the loft has been fully boarded out and has easy access with a drop down ladder.

Hallway: Composite front door, radiator, cloaks cupboard with ideal logic combi, stairs to first floor.

Separate W/C: Low flush W/C, porcelain wash hand basin, radiator, extractor fan.

Bedroom: (9ft x 6ft 1 in) UPVC window, radiator.

Open Plan Kitchen Diner:

(20ft x 12ft 9in in total @ max)

Kitchen Area: Attractive fitted units and worktops, wall cupboards, four ring ceramic hob, stainless steel extractor hood, built under stainless steel electric oven, integrated fridge / freezer, dishwasher and washing machine.

Dining Area:

Double radiator, UPVC French doors and windows to rear garden.

First Floor

Bedroom:

(12ft 9in x 10ft)

2 sets of fitted wardrobes, UPVC window, radiator.

En-Suite:

Shower enclosure with electric shower unit, porcelain wash hand basin, low flush w/c, radiator, UPVC window, extractor fan.

Landing:

Radiator.

Lounge:

(12ft 9in x 11ft 10in)

Two UPVC windows, radiator.

Second Floor

Bedroom:

(11ft 6in x 10ft 9in)

Fitted wardrobes, walk in cupboard, velux, radiator.

Bedroom:

(12ft 9in x 7ft 2in)

Velux, double radiator, fitted wardrobes, built in cupboard.

Bathroom:

Panelled bath, shower and screen, porcelain wash hand basin, low flush W/C, UPVC windows, radiator and extractor fan.

Outside:

Attractive rear garden laid to small paved area and lawn. Driveway parking for 2 cars.