



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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Crowther|Key

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	



7 Silkstone Crescent
Buxton SK17 9GJ

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

£285,000

3

2



Well-presented three-bedroom family home with driveway parking for two cars, generous rear garden featuring a lovely paved patio and lawn, spacious kitchen/breakfast room with integrated appliances and French doors to the garden, plus the bonus of an en-suite to the master bedroom. Ideal for growing families – viewing highly recommended!

Hallway:
Composite front door, stairs to 1st floor.

Separate WC:
Low-level flush WC, porcelain wash hand basin, extractor fan, radiator.

Lounge: 16'2" x 11'9"
Double radiator, 2 UPVC double-glazed windows.

Kitchen/Breakfast Room: 15' x 10'5"
Attractive fitted units + worktops, wall cupboards, integrated fridge/freezer, integrated four-ring ceramic hob, integrated stainless steel extractor hood, built-under electric oven, dishwasher + washing machine, stainless steel sink unit, tiled floor, UPVC double-glazed window, Ideal Logic combi boiler. UPVC French doors to rear garden.

Landing:
Radiator, glass balustrade, built-in cupboard.

Bathroom:
Panelled bath + shower over, low-level flush WC, porcelain wash hand basin, chrome heated towel radiator, UPVC double-glazed window, extractor fan.

Bedroom 1: 10'2" x 8'5"
UPVC double-glazed window, radiator.

Bedroom 2: 8'8" x 6'3"
UPVC double-glazed window, radiator.

Bedroom 3: 11'8" x 8'5" + recess.
UPVC double-glazed window, radiator.

En-suite to Bedroom 3:
Shower enclosure, porcelain wash hand basin, low-level flush WC, UPVC double-glazed window, designer chrome heated towel radiator.

Outside:
Very attractive rear garden laid to paved patio area, steps up to lawn, driveway 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.

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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

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