



21 Birch Close
Buxton SK17 6FE

Crowther|Key

SALES

£410,000

4

2

GROUND FLOOR

1ST 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.
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Energy Efficiency Rating

| | Current | Potential |
|---|---------|----------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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



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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NO ONWARD CHAIN – VIDEO TOUR AVAILABLE!!

Discover this beautifully presented four-bedroom, two-bathroom detached family home, recently renovated throughout to a high standard. Situated in a highly desirable and central location in Buxton, the property enjoys excellent accessibility – within easy walking distance of local schools, shops, amenities, and the vibrant town centre with its famous Pavilion Gardens, Opera House, and independent cafés. Recently renovated throughout offers excellent family living space with flexible ground-floor accommodation, the property benefits from a lovely rear garden and garage – perfect for growing families or those who enjoy outdoor space.

Entrance / Hallway

Spacious entrance hallway with solid front door and side double glazed panel. Stairs rising to the first floor. Double radiator. Access to most ground floor rooms.

Ground Floor WC

Low-level WC, wash hand basin, radiator, single unit double glazed window.

Lounge / Living Room 14'4" x 11'5" (max)

A generous reception room with uPVC double glazing, double radiator, and French doors opening to the dining room.

Dining Room 9'9" x 9'3"

Double radiator, sliding patio doors to the conservatory.

Conservatory 11'9" x 9'4"

uPVC construction with French doors to the rear garden. Underfloor heating noted on the ground floor in this area.

Kitchen 11'7" x 7'10"

Fitted oak wall and base units, round edged worktops, electric fan assisted double oven, four ring gas hob, extractor hood, inset sink unit, uPVC double glazing, plumbing for dishwasher, double radiator, door to rear.

Utility Room 7'8" x 7'11"

Fitted units round edged worktops, space and plumbing for washing machine and tumble dryer. uPVC double glazing, double radiator. Door to side and rear garden access.

First Floor Landing

Access to bedrooms and family bathroom, airing cupboard and hot water cylinder.

Bedroom - 8'10" x 7'10"

Built-in cupboard, uPVC double glazing, double radiator.

Bedroom - 8'6" x 7'10" (max) "L"-shaped layout at maximum

uPVC double glazing, double radiator.

Family Bathroom

Panelled bath with mixer taps/shower over, low-level WC, pedestal basin, uPVC double glazing, double radiator.

Bedroom - 11'1" x 8'

Built-in wardrobes, uPVC double glazing, double radiator.

Bedroom - 13' x 10'1"

Fitted wardrobes, uPVC double glazing, double radiator, extractor fan.

En-Suite Shower room

Shower enclosure, low-level WC, wash hand basin. uPVC double glazing, double radiator, extractor fan.

External Rear Garden

Laid mainly to lawn with a paved patio area. Private, ideal for family enjoyment or entertaining. Side access.

Attached Garage / Outbuilding

Electric light and power, up-and-over door.

Driveway / Parking

Double driveway providing ample two off-road parking.