



7 Temple View  
Buxton SK17 6PG

# Crowther|Key SALES

£375,000

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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) <b>A</b>		
(81-91) <b>B</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)



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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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**SOUTH FACING GARDEN!! GARAGE!! THREE BEDROOM PROPERTY!! VIDEO TOUR AVAILABLE!!**

With its spacious layout, this property is ideal for families or those seeking extra room for guests or a home office.

As you enter, you are greeted by a warm and inviting atmosphere, enhanced by natural light that flows through the well-designed living spaces. The house features two well-appointed bathrooms, ensuring convenience for all residents. Each bedroom is generously sized, providing ample space for relaxation and personalisation.

The location in Buxton is particularly appealing, known for its stunning natural beauty and rich history. Residents can enjoy the nearby parks and scenic walks, making it a perfect spot for outdoor enthusiasts. Additionally, the local amenities, including shops, schools, and transport links, are easily accessible, adding to the overall convenience of this lovely home.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. With its attractive features and prime location, this house in Temple View is not to be missed.

**Hall**

Composite front door, double radiator, UPVC window, stairs to first floor.

**Downstairs W/C**

Low flush W/C, wash hand basin in vanity unit, heated towel radiator, UPVC window.

**Lounge (17ft 10in x 11ft)**

UPVC window to front, UPVC French doors to rear garden, 2 double radiators.

**Kitchen Diner (18ft x 10ft widening to 13ft 4in @ kitchen end)**

Very attractive fitted kitchen comprising floor units with Quartz worktops, wall cupboards, 4 ring induction hob, extractor hood, electric fan assisted double oven, electric combi microwave/oven, inset sink unit, integrated fridge freezer, dishwasher, washing machine and wine fridge, Vaillant combi boiler, UPVC window, composite stable door to rear, designer column radiator, UPVC windows to front and rear, under stairs cupboard.

**Landing**

UPVC window, radiator, airing cupboard and hot water cylinder.

**Bedroom (11ft 1in x 10ft 2in plus recess 6ft 1in x 3ft 3in)**

UPVC window, radiator.

**En Suite Shower room**

Large shower enclosure, wash hand basin in vanity unit, low flush wc, heated towel radiator, UPVC window, extractor fan.

**Bathroom**

Paneled bath with shower and mixer taps, pedestal wash basin, low flush wc, UPVC window, radiator.

**Bedroom (9ft 1in x 8ft)**

Built in wardrobe, UPVC window.

**Bedroom (11ft 1in x 8ft 6in)**

UPVC window, radiator.

**Outside**

Attractive rear garden laid to paved patio area and lawn, good sized garden area to side. Driveway parking for 2 cars

**Detached Garage**

Electric light and power, service door to side.