

# Crowther|Key

## SALES

£299,995

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2 Macclesfield Old Road  
Buxton SK17 6UB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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



## GARAGE!! THREE BEDROOM SEMI DETACHED PROPERTY!!

The property boasts a spacious rear garden, ideal for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air in a tranquil setting.

One of the standout features of this home is the stunning views to the rear, providing a picturesque backdrop that changes with the seasons. Whether you are sipping your morning coffee or unwinding in the evening, these views are sure to enhance your daily living experience.

Additionally, the property includes a garage, offering convenient storage for your vehicle or extra space for hobbies and projects. This house is not just a place to live; it is a sanctuary that invites you to enjoy the beauty of Buxton and the surrounding countryside.

With its appealing features and prime location, this property is an excellent opportunity for those seeking a comfortable home in a picturesque setting. Don't miss the chance to make this lovely house your own.

### Hallway

UPVC front door and windows, double radiator, stairs to the first floor.

### Kitchen (12ft 5in x 7ft 6in)

Fitted units and round edged worktop, wall cupboards, four ring gas hob, built under electric oven, stainless steel sink unit, double radiator, UPVC window.

### Side Porch

UPVC window worktops and fitted units, integrated fridge.

### Lounge / Diner

Dining Area (12ft 6in x 12ft opening to)  
Living flame gas fire, UPVC bay window, double radiator.

### Lounge (14ft 2in x 12ft 1in)

Living flame gas fire, UPVC bay window, double radiator.

### Cellar (12ft 5in x 7ft 4in)

Room 1 (12ft 2in x 12ft 2in)  
Door to rear garden, double radiator.

### Room 2 (14ft 3in x 12ft 2in)

Bathroom  
Paneled bath, porcelain wash hand basin, low flush W/C, UPVC Window, radiator, extractor fan.

### Bedroom (12ft 3in x 12ft 2in) UPVC window, radiator.

### Bedroom (12ft 5in x 12ft 1in) UPVC window, radiator.

### Bedroom (12ft 2in x 7ft 7in @ max) UPVC window, radiator.

### Double Garage

Outside  
Rear garden laid mainly to lawn with boarders.

### 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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