

Crowther|Key

SALES

£264,995



1 Starling Road
Buxton SK17 9UP



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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Hallway

Radiator, composite front door, luxury vinyl tile flooring.

Separate WC

Low-level flush WC, pedestal wash basin, chrome heated towel rail, uPVC window, luxury vinyl tile flooring.

Lounge 16'2" × 13'2" 2

uPVC windows, double radiator, stairs to 1st floor, electric fire with surround.

Kitchen / Breakfast Room 16' × 8'1"

Fitted units and quartz worktops, stainless steel sink unit, 4-ring induction hob, stainless steel extractor hood, built-under stainless steel electric oven, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, uPVC window, uPVC French doors to rear garden, Ideal Logic combi boiler, double radiator, under-stairs cupboard, luxury vinyl tile flooring.

1st Floor Landing

Large store cupboard, loft access.

Bedroom 1 8'1" × 6'1"

uPVC window, radiator, fitted wardrobe.

Bedroom 2 9'7" × 8'

uPVC window, radiator, fitted double wardrobe.

Bathroom

Panelled bath with shower + screen, wash hand basin, low-level flush WC, chrome heated towel rail, uPVC window, extractor fan, built-in vanity cupboard.

Bedroom 3 12'10" × 9'1"

uPVC window, radiator, large built-in cupboard.

En-suite Shower Room

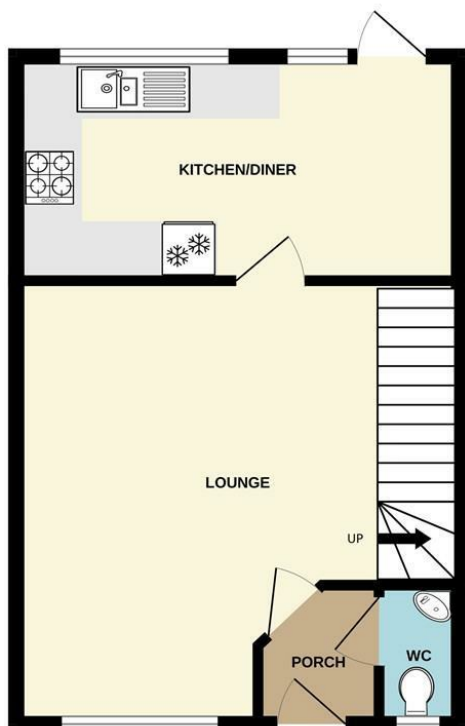
Shower enclosure, wash hand basin, low-level flush WC, chrome heated towel rail, electric mirror with light and built in demister, uPVC window, extractor fan.

Outside:

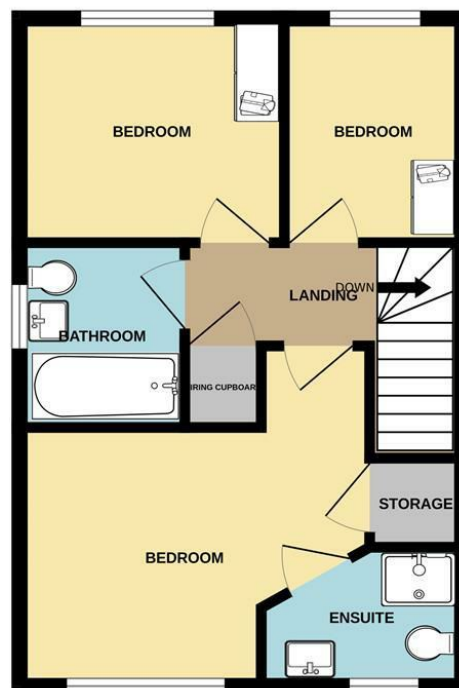
Rear garden: amazing views, veranda with electric blinds to front and side and also a electric heater, 2 outside double sockets, outside tap, shed, outside light, gate access to the side of house/front garden.

Front Garden: Amazing views, 2 lights on side of house, light near front door.

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		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	

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