

# Crowther|Key

SALES

£175,000

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23 Batham Gate Road  
Buxton SK17 8AH



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)



## NO FURTHER CHAIN!!

Located in the picturesque town of Peak Dale, known for its stunning scenery and rich history, this home is conveniently situated near local amenities and school.

Whether you are looking to explore the beautiful Peak District or simply enjoy the vibrant community, this property is an excellent choice.

In summary, this two-bedroom house on Batham Gate Road presents a wonderful opportunity for those seeking a comfortable and well-located home in Buxton.

With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your own.

## EPC & FLOORPLAN TO FOLLOW!!

### Entrance

Living Room (10ft 5in x 12ft 2in)

Door to inner Hall

Dining Kitchen (10ft 8in x 8ft 10in)

Utility Room (6ft 9in x 7ft 3in)

Bedroom (11ft 1in x 10ft 6in)

Bedroom (10ft 4in x 7ft 2in)

Bathroom

### Outside

Private rear garden with paved patio area with a variety of flowering plants and shrubs.

### 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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