

# Crowther|Key

SALES

£289,999

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3 Holker Road  
Buxton SK17 6QN



**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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Lounge: 14'7" × 14'2"

UPVC window with shutters, double radiator, open fire with log burner stove, Karndean floor.

Kitchen / Breakfast Area: 20'2" × 14' narrowing to 7'8" at kitchen end

Vaulted studio with shutters, comprehensive fitted units and marble worktops, wall cupboards, integrated Siemens 5-ring gas hob, Siemens built-in double oven, dishwasher, washing machine, microwave, 1½ stainless steel sink and drainer, Belfast sink within island unit, wine cooler, double radiator, log burner stove, 2 UPVC windows, UPVC doors to rear garden, stairs to loft floor, Karndean floor.

Bathroom:

White suite comprising oval bath with shower enclosure, low flush WC with built-in unit, double wash hand basin in vanity unit, 2 Velux windows, heated towel radiator, extractor fan.

Landing:

Radiator, UPVC window.

Bedroom 1: 12'5" × 8'7"

UPVC window, radiator.

Bedroom 2: 12'4" × 12'0"

UPVC window with shutters, double radiator.

Bedroom 3: 13'4" × 12'8"

Radiator, Velux window, fitted wardrobes and drawers, UPVC window.

Vaulted Rear Garden:

Laid to paved patio area, steps up to artificial turf with decking. Substantial summer house with bi-fold doors, electric light and power.

Cellar:

Alpha combi boiler.

BASEMENT

GROUND FLOOR

1ST FLOOR

2ND 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
<i>Very energy efficient - lower running costs</i>		
(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>	56	71
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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)