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# Crowther|Key

## SALES

£265,000

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9 Crawshaw Crescent  
Buxton SK17 9GR





Spacious three bedroom family home boasting bright, well-proportioned accommodation with uPVC double glazing and efficient gas central heating. The ground floor features a welcoming entrance hall, separate WC, modern fitted kitchen/breakfast room with integrated appliances, and a generous lounge opening via French doors to the rear garden. To the first floor are three bedrooms (some with en suite facilities), plus a contemporary family bathroom. Outside enjoys a two-tier rear garden and driveway parking for two cars. Perfect for growing families or those seeking extra space in a sought-after location – early viewings strongly advised!

#### Entrance Hall

Composite front door, radiator, cloaks cupboard, stairs to first floor.

#### Separate WC

Low level WC, wash hand basin, radiator, extractor fan.

#### Kitchen/Breakfast Room - 12'2" x 7'3"

Attractive range of fitted wall and base units with worktops, stainless steel sink unit, Ideal Logic combi boiler, stainless steel four ring gas hob, stainless steel extractor hood, built under electric oven, integrated fridge, freezer, dishwasher and washing machine, radiator, uPVC double glazed window.

#### Lounge 15'1" x 15'

Understairs cupboard, uPVC double glazed French doors to rear garden, two radiators.

#### Landing

Radiator, built-in cupboard.

#### Bedroom - 8'0" x 6'3"

uPVC double glazed window, radiator.

#### Bedroom - 13'10" x 8'4"

uPVC double glazed window, radiator.

#### En suite shower room

Shower enclosure with electric shower unit, porcelain wash hand basin, low level WC, radiator, extractor fan.

#### Bedroom - 10' x 8'5"

uPVC double glazed window, radiator.

#### Bathroom

Panelled bath with shower over and screen, low level WC, wash hand basin, uPVC double glazed window, double radiator.

#### Exterior

Two-tier rear garden area. Driveway providing off-road parking for 2 cars.

#### 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.

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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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