

# Crowther|Key

SALES



£169,995



11 Market Street  
Buxton SK17 6JY



**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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## LOWER GROUND FLOOR

Open plan Lounge, Diner:  
(27ft x 27ft)

Within the last few years the property has been fully reboarded in the ceilings to improve heat and sound insulation.

Lounge / Dining area;  
Three radiators, two Upvc windows, part oak flooring, Alpha combi boiler.

Kitchen:  
(16ft x 9ft 10)

Very nice floor units and work tops, wall cupboards, four ring stainless steel gas hob, extractor hood, stainless steel fan assisted electric double oven, stainless steel sink bowl, plumbing for washing machine and dish washer, extractor fan, chrome/glass breakfast bar.

Bedroom:  
(16ft 2in x 12ft 3in)

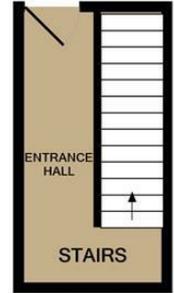
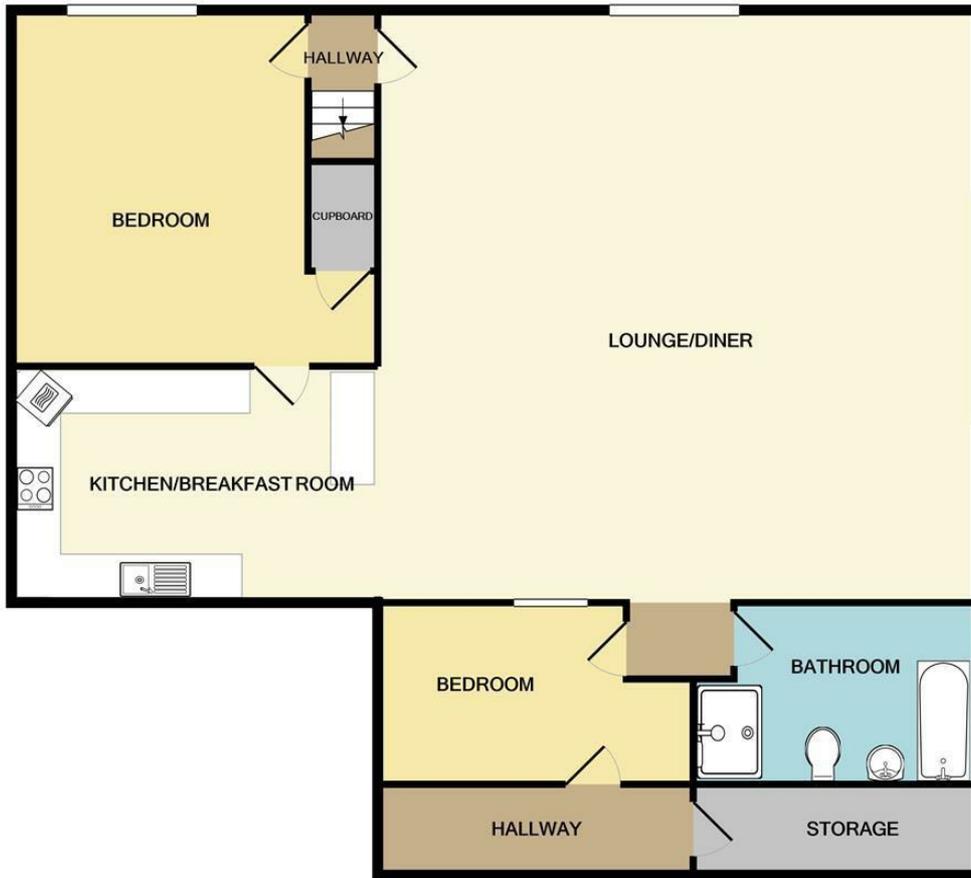
Upvc window, double radiator, under stairs cupboard.

Bathroom:

Paneled bath, designer wash hand basin on vanity unit, low flush W/C, central heated towel rail, tiled floor, large shower enclosure with electric shower unit and also thermostatic bar shower, extractor fan, underfloor heating.

Bedroom:  
(14ft 1in x 8ft 8in)

Oak laminate floor, double radiator.



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 86 SQ.FT.  
(8.0 SQ.M.)

BASEMENT LEVEL  
APPROX. FLOOR  
AREA 1512 SQ.FT.  
(140.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1597 SQ.FT. (148.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

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