

# Crowther|Key

SALES



£239,995

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19 Ladycroft Avenue  
Buxton SK17 7AQ



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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The house is situated in a picturesque neighbourhood, known for its stunning natural surroundings and friendly atmosphere. Buxton is renowned for its beautiful parks, historic architecture, and a variety of local amenities, including shops, schools, and recreational facilities. This location provides a perfect balance of peaceful living while still being close to the conveniences of town life.

Whether you are looking to settle down in a family-friendly environment or seeking a comfortable space to call your own, this property on Ladycroft Avenue is sure to impress. With its appealing features and prime location, it represents a wonderful opportunity to embrace the Buxton lifestyle. Do not miss the chance to make this charming house your new home.

The property was re-wired 6 years ago.

#### Porch

UPC doors to front and rear, UPVC windows.

#### Kitchen (9ft 7in x 6ft 7in - recess 'L' shape)

Attractive floor units and round edge work tops, wall cupboards, pantry, UPVC window and door, 4 ring stainless steel gas hob, stainless steel built under electric oven, radiator, door to garage

#### Integrated Garage (16ft 8in x 9ft)

Electric light and power, remote control up and over door, plumbing for washing machine and dishwasher.

#### Lounge (15ft 5in x 11ft 8in)

UPVC window, double radiator, living flame gas fire.

#### Hall

Radiator, stairs to first floor, UPVC sliding patio doors to rear garden.

#### Landing

UPVC.

#### Bathroom

Paneled bath and electric shower unit, wash hand basin and low flush wc with concealed cistern both in vanity unit, UPVC window, central heated towel radiator, extractor fan.

#### Bedroom (11ft 9in x 10ft 2in)

Built in cupboard with Ideal Logic boiler, UPVC window, radiator.

#### Bedroom (11ft 7in x 11ft 6in)

UPVC window, radiator.

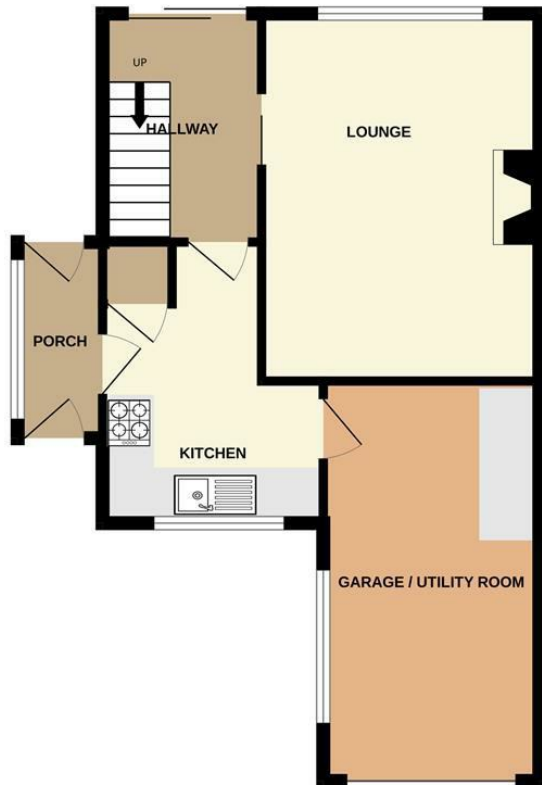
#### Bedroom (7ft 9in x 6ft 8in)

UPVC window, radiator, fitted desk unit.

#### Outside

Attractive 2 tier rear garden laid to block paved upper patio area.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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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