

# Crowther|Key

SALES



£389,995



57 Ecclesbourne Drive  
Buxton SK17 9BS



**Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008**

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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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#### Porch

uPVC door, double radiator, stairs to first floor, uPVC side screen, alarm control + hall cupboard cycle storage.

#### Hall

Built-in cupboard, double radiator, stairs to first floor, uPVC side screen, alarm control + hall cupboard.

#### Lounge 18' × 12'

Laminate flooring, built-in cupboards, double radiator, 2 radiators, uPVC double-glazed door to conservatory.

#### Kitchen 11'9" × 7'7"

Fitted with a range of wall and base units, work surfaces, sink, integrated appliances including oven, hob, extractor hood, built-in dishwasher, uPVC door to side, uPVC window, uPVC French doors to conservatory, plumbing + dishwasher.

Conservatory 16'6" × 10' (at max) "P" shaped layout, uPVC windows, uPVC French doors to rear garden.

#### Dining Room 12'10" × 11'2"

uPVC windows, radiator.

#### Study 12' × 8'1"

uPVC windows, radiator.

#### Shower Room

Shower enclosure with electric shower unit, low-level WC, wash hand basin, chrome heated towel rail, extractor fan, uPVC window.

#### Bedroom 13' × 10'2"

uPVC window, radiator, eaves storage, built-in cupboard.

#### Separate W/C

Low flush W/C, porcelain wash hand basin.

#### Bedroom 11'10" × 10'2"

uPVC window, radiator.

#### Bedroom 13'2" × 11' (on average)

Double radiator, uPVC window, built-in cupboard,

#### Landing

Access to boarded loft.

#### Outside

Rear garden laid mainly to lawn + patio area.

Driveway parking for 2 cars

#### Garage 16'1" × 7'10"

Up & over door, electric light + power.

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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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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