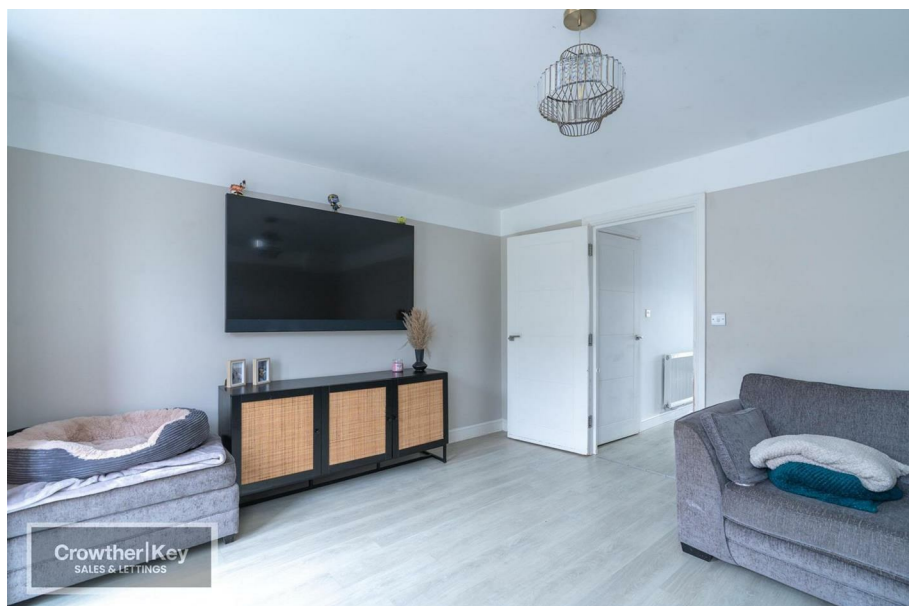


Crowther|Key

SALES

£259,995



133 Tongue Lane
Buxton SK17 7LL



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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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A superbly presented four-bedroom, two-bathroom family home set over three floors, located in a sought-after area. Boasting a stunning kitchen/breakfast room with island unit, integrated appliances and ample space for dining, alongside a spacious lounge with French doors leading to a low-maintenance rear garden. The property offers a master bedroom with en-suites, plus three further doubles – ideal for families or those working from home. Modern bathrooms, quality fixtures throughout, and excellent storage make this an ideal move-in ready home. Outside, the rear garden features paved patio and artificial turf, while the front provides two private parking spaces. Early viewing highly recommended.

Hallway:

Composite internal door, double radiator, stairs to the first floor.

Kitchen/Breakfast Room:

19'9" x 11'2"

Very attractive fitted units and wall units, wall cupboards, four ring induction hob, stainless steel sink and drainer, electric hob, electric fan-assisted double oven, stainless steel four ring gas hob, island unit, plumbing for washing machine, integrated dishwasher, double radiator, UPVC window.

Separate WC:

Low flush W/C, porcelain wash hand basin, central heated towel radiator, extractor fan

Lounge:

14'6" x 12'2"

UPVC French doors to rear garden, UPVC window, double radiator

Bedroom:

14'6" x 9'10"

UPVC window, double radiator

Ensuite:

Porcelain basin, shower and screen, low flush W/C, porcelain wash hand basin, central heated towel radiator, extractor fan

Bedroom:

14'5" x 12'8"

UPVC Velux window, UPVC window, Double radiator

Ensuite Shower Room:

Inset shower enclosure, porcelain wash hand basin in vanity unit, low flush W/C, central heated towel radiator, extractor fan

Bedroom (Velux):

14'6" x 12'5"

Double radiator

Bedroom (Velux):

14'6" x 10'1"

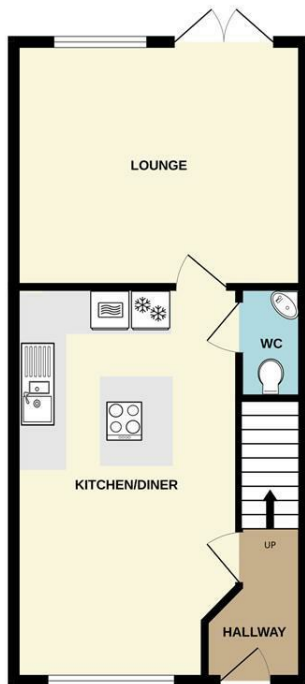
Double radiator

Outside:

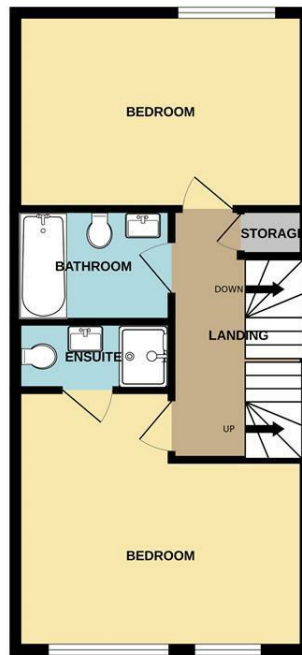
Attractive rear garden laid to paved patio area and artificial turf.

Two parking spaces to the front.

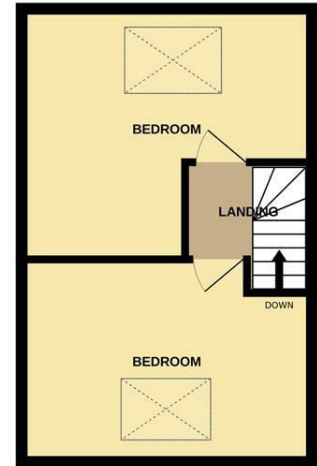
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk