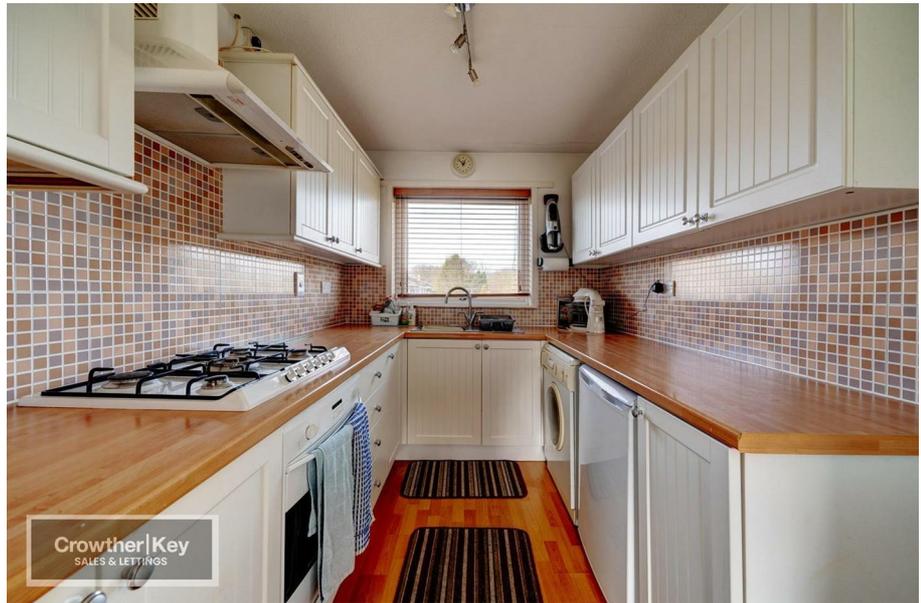


Crowther|Key

SALES



£220,000



21 Knowles Crescent
Buxton SK177LP



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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The bungalow boasts a well-thought-out layout, providing a comfortable living space that is both practical and inviting. Natural light floods through the windows, creating a warm and welcoming atmosphere throughout. The property features a spacious living area, perfect for relaxing or entertaining guests, alongside a functional kitchen that caters to all your culinary needs.

The bedrooms are generously sized, offering a peaceful retreat at the end of the day. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient. Outside, the property benefits from a manageable garden space, ideal for enjoying the fresh air or indulging in a spot of gardening.

Situated in Buxton, known for its stunning scenery and rich history, this bungalow is conveniently located near local amenities, including shops, schools, and parks. The area is well-connected, making it easy to explore the surrounding countryside or commute to nearby towns.

This property is perfect for first-time buyers, retirees, or anyone looking to downsize without compromising on comfort. With its appealing features and prime location, this bungalow is a rare find in the market. Do not miss the chance to view this lovely home and envision the possibilities it holds for you.

Hallway

UPVC window and front door, radiator, large walk-in cupboard.

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

UPVC window, double radiator.

Lounge (13ft 8in x 12ft 6in)

UPVC window, double radiator

Kitchen (9ft 10in x 7ft 1in)

Attractive floor units and round edge work tops, wall cupboards, 5 ring gas hob, built under electric oven, extractor fan, stainless steel sink unit, plumbing for washing machine, UPVC window Large built-in cupboard.

Conservatory (11ft x 10ft 7in)

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

Bedroom (11ft 7in x 11ft 2in)

UPVC window, radiator.

Bathroom

Paneled bath with electric shower unit, pedestal wash basin, low flush wc, UPVC window, radiator.

Outside

Superb garden to side and rear.

GROUND 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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