Crowther | Key

SALES







£210,000

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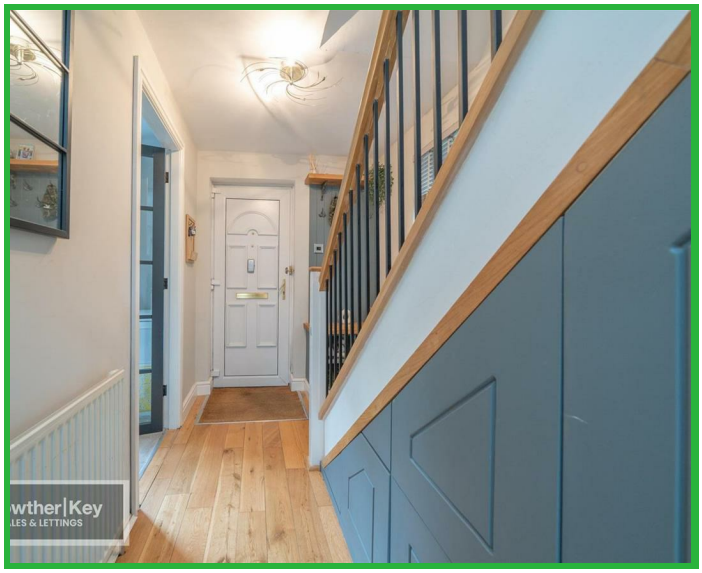
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103, Tongue Lane
Buxton, SK17 7LL









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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Location
Located on Tongue Lane in the popular residential neighbourhood of Fairfield, this property is approximately one and a half miles from Buxton town centre, with its wealth of independent shops, restaurants, and cafés. Buxton is renowned as the gateway to the Peak District, offering stunning walking routes and countryside access, whilst maintaining excellent local amenities including supermarkets, schools, and leisure facilities. The town is well-connected by transport, with Buxton railway station providing direct links to Manchester within an hour. The surrounding area is highly regarded for its community feel and proximity to both rural attractions and urban conveniences.

Accommodation

Ground Floor

Entrance Hall
Welcoming entrance with uPVC sash door, oak flooring, and uPVC wall-mounted radiator.

Living Room 12'8" × 12'6" (3.86m × 3.81m)
Spacious lounge with uPVC double-glazed window, feature ceiling, and good natural light.

Kitchen/Diner 18'8" × 9'1" (5.69m × 2.77m)
Impressive open-plan kitchen and dining space featuring attractive fitted units and quality worktops. Well-equipped with a four-ring electric hob, built-under stainless steel electric oven, stainless steel sink unit, and integrated dishwasher. Solid plank flooring throughout, with plumbing for a washing machine, double radiator, built-in cupboards, wall cupboards, and uPVC wall-mounted extractor hood. uPVC window to the side.

Conservatory 8'2" × 6'0" (2.49m × 1.83m)
Light and airy conservatory with uPVC double-glazed windows and uPVC door opening directly to the rear garden.

First Floor

Bathroom
Fitted with a panelled bath, shower enclosure over bath, wash hand basin in vanity unit, low-flush WC, radiator two uPVC double-glazed windows, and extractor fan.

Bedroom Two 9'10" × 9'3" (2.99m × 2.82m)
Double bedroom with uPVC double-glazed window, radiator, and built-in cupboards.

Bedroom Three 11'2" × 9'10" (3.40m × 2.99m)
Double bedroom with uPVC double-glazed window, radiator, and built-in cupboards.

Bedroom Four 8'5" × 7'7" (2.57m × 2.31m)
Rear bedroom with uPVC double-glazed window, designer column radiator, and built-in cupboard.

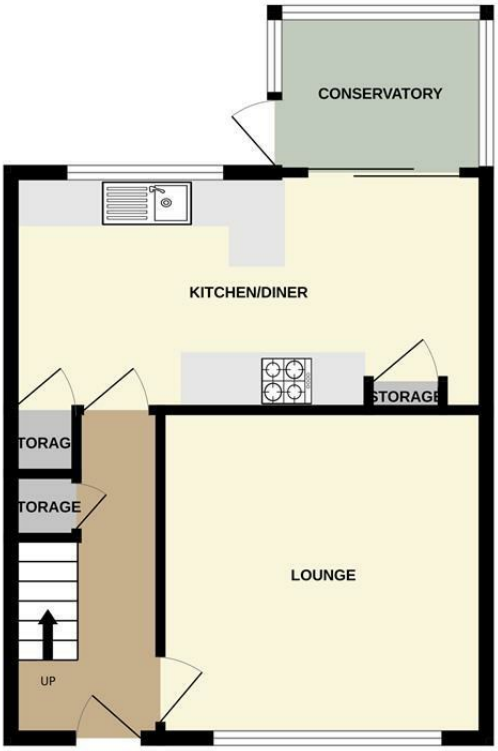
Outside
The property boasts a particularly attractive rear garden, which is laid to artificial turf with a raised composite deck area—ideal for entertaining and enjoying outdoor living with minimal maintenance. The garden offers excellent privacy and is well-suited to family use and relaxation.

Buyer ID Checks – Under anti-money laundering rules, every buyer must have their identity checked before a sale can go ahead. When your offer on a Crowther Key property is accepted, we'll ask each buyer to complete a quick digital ID check through our partner, Thirdfort, and we'll keep your details under review until completion. This only confirms who you are. It's not a credit check, so your credit file won't be affected. There's a charge of £30.00 including VAT for each buyer. This is payable at the point your offer is agreed, and we'll issue the memorandum of sale once it's paid. By going ahead with your offer, you agree to these checks being carried out. The fee is non-refundable.

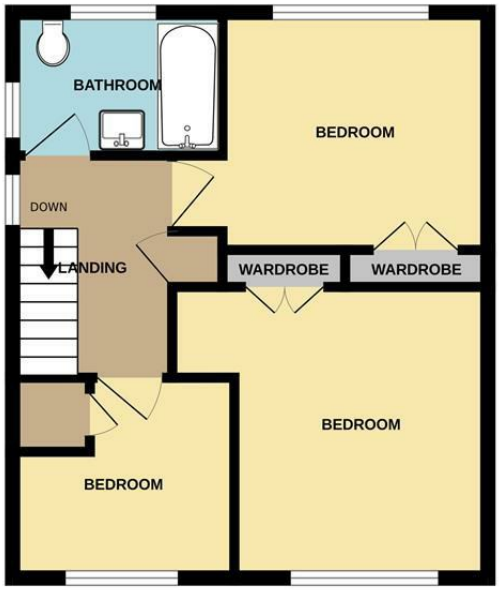
Important Notice

These particulars are a general guide only and not part of any contract. All details are believed to be correct but accuracy is not guaranteed. Measurements are approximate. Services and appliances have not been tested. Purchasers should make their own enquiries and satisfy themselves as to the condition and suitability of the property. The vendor has confirmed and approved the details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008.

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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