



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	45	77
(81-91) B		
(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 

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SALES

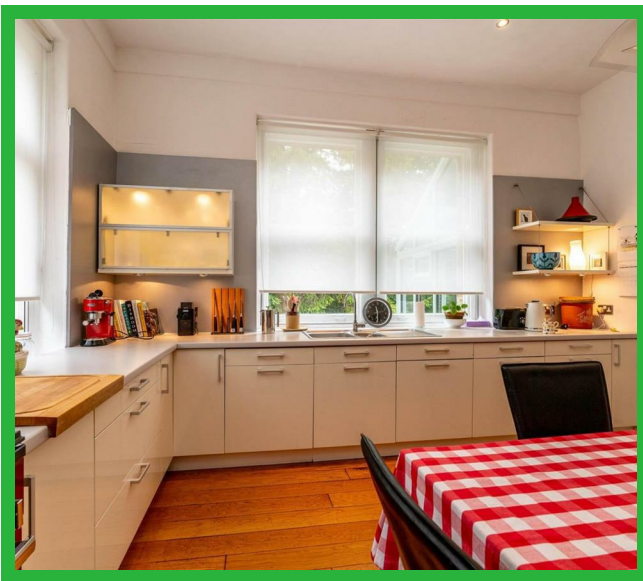
£845,000

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50 Park Road
Buxton SK17 6SN



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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SPACIOUS GRADE II LISTED HOME OF DISTINCTION!!

NEW BOILER INSTALLED DECEMBER 2024!! NEW ROOF INSTALLED 2023.

Well situated in this much sought after residential area within walking distance of the town centre, schools, park, swimming pool, golf course and Opera House.

Full description
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This stone built and slated property was constructed in 1894 by renowned architect Barry Parker and retains many original features.

Substantial accommodation over three floors, plus extensive cellars, a double garage, and large gardens.

The property comprises an impressive entrance hall, lounge, sitting room/dining room, kitchen/breakfast room, larder, utility room, EIGHT bedrooms, two bathrooms, separate W/Cs, detached double garage and extensive gardens of approximately 1/2 acre.

Entrance Hall
(17ft 8in x 15ft)
Two secondary double-glazed windows, original open fireplace, column radiator, stairs to first floor.

Lounge
(20ft 9in x 13ft 7in max bay recess)
Original open fireplace, three secondary glazed double-glazed windows, oak floor, column radiator.

Sitting Room
(17ft 8in x 13ft 10in)
Original stone fireplace, three secondary glazed double-glazed windows, column radiator.

Kitchen
(15ft 10in x 13ft 10in)
Attractive kitchen with fitted units and round edged worktops, wall cupboards, stainless steel extractor hood, gas cooker point, integrated dishwasher and fridge, stainless steel sink unit, Alpha 35NXS 'high efficiency condensing system boiler', oak floor and three secondary glazed windows.

Larder
(8ft 7in x 6ft 1in)
Original, built-in cupboards fitted units and worktops.

Utility
(10ft 3in x 6ft 6in)
Oak floor, Belfast sink, original sash window, plumbing for washing machine.

Side Porch
UPVC windows and door.

Extensive Cellars
Could convert to self-contained flat subject to planning permission.

¼ Landing
Separate W/C
Low flush W/C and wash hand basin.

1st Floor

Bathroom
Bath and shower, porcelain wash hand basin, secondary double glazed sash window, radiator, airing cupboard and hot water cylinder.

Bedroom
(15ft 11in x 13ft 10in)
Oak floor, two original sash windows, column radiator porcelain wash hand basin.

Bedroom
(17ft 9in x 12ft 10in)
Built in wardrobes, wash hand basin, radiator, secondary double glazed sash window.

Bedroom
(13ft 2in x 9ft 7in)
Porcelain wash hand basin, column radiator, built in cupboard, French doors to flat roof.

Bedroom
(20ft 9in x 13ft 7in)
Secondary double-glazed window, column radiator.

¼ Landing
Secondary double-glazed window.

Separate W/C
Low flush W/C, porcelain wash hand basin, secondary double-glazed window, linen cupboard.

Second Floor

Landing

Bathroom
Roll leg bath, porcelain wash hand basin, built in cupboard with hot water cylinder, velux.

Bedroom
(15ft 1in x 14ft)
Double radiator, two secondary double-glazed windows, porcelain wash hand basin.

Bedroom
(18ft x 12ft 10in)
Original built in cupboard, original sash window, radiator.

Bedroom
(20ft 10in x 13ft 8in)
Two windows (one original sash), column radiator.