



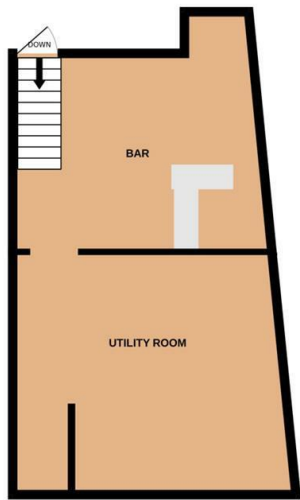
6 Hall Bank
Buxton SK17 6EW

Crowther|Key SALES

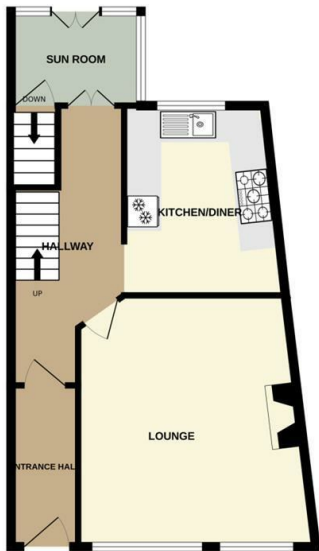
£339,995

2
1

BASEMENT
450 sq.ft. (41.8 sq.m.) approx.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



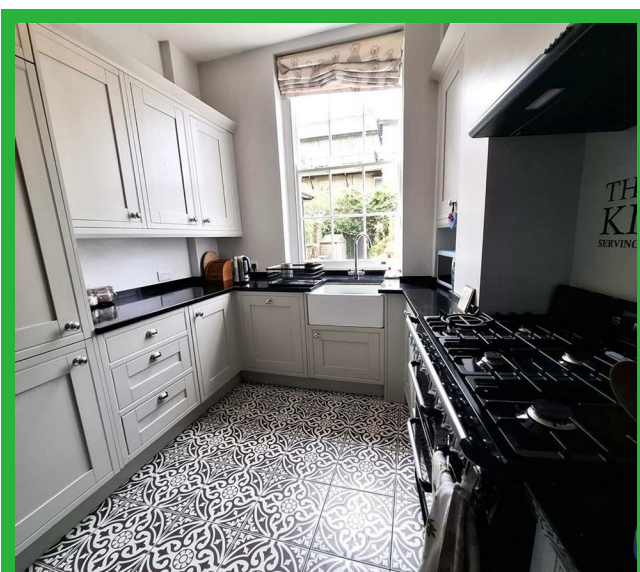
TOTAL FLOOR AREA: 1428 sq.ft. (132.7 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(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



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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SUPERB GRADE II LISTED TOWNHOUSE. Superbly situated property in close proximity to the Crescent and Town Centre having been greatly improved and retaining many original features. Full gas central heating. **VIEWING HIGHLY RECOMMENDED!! VIDEO TOUR AVAILABLE!!**

Full description

SUPERB GRADE II LISTED TOWNHOUSE. Superbly situated property in close proximity to the Crescent and Town Centre having been greatly improved and retaining many original features. Full gas central heating. Vestibule, hall, lounge, kitchen, rear porch, cellar, 2 bedrooms, bathroom, excellent court garden to the rear. **VIEWING HIGHLY RECOMMENDED!! VIDEO TOUR AVAILABLE!!**

Vestibule

Designer column radiator.

Hall

Designer column radiator, stairs to first floor.

Lounge (16ft 3in x 14ft 3in)

Multi fuel stove, designer column radiator, built in shelves and cupboards, 3 sealed unit double glazed sash windows.

Kitchen (11ft 9in x 7ft 6in)

Attractive fitted kitchen with floor units and granite worktops, wall cupboard integrated Fridge Freezer & Dishwasher, original sash window, Belfast sink, extractor hood, designer column radiator.

Rear Porch

Cellar

Landing

Original Sash window.

Bathroom

Victorian roll leg bath with shower & screen, pedestal wash basin, low flush W/C, original sash window, designer column radiator, built on cupboard with Worcester Greenstar combi boiler and plumbing for washing machine, linen cupboard.

Bedroom (11ft 10in x 7ft 3in)

Designer column radiator, original sash window.

Bedroom (15ft 4in x 12ft)

Designer column radiator.

Outside

Very attractive court garden laid fully to paved patio area.