



56 Eldon Lane
Buxton SK17 8EW

Crowther|Key SALES

£525,000

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GROUND FLOOR



1ST FLOOR

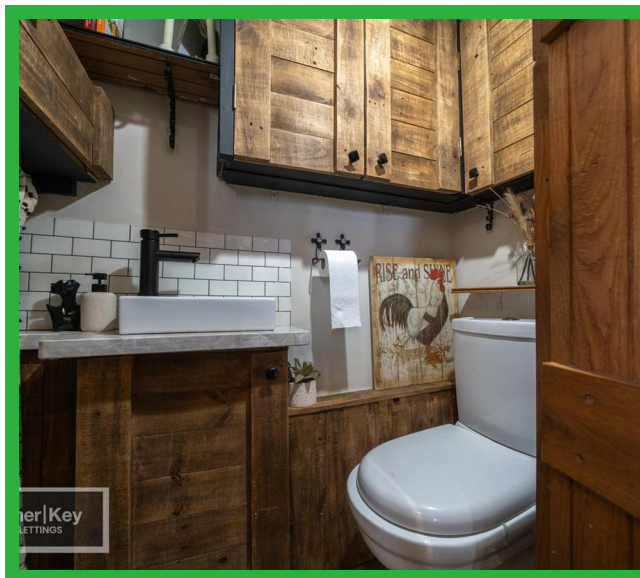
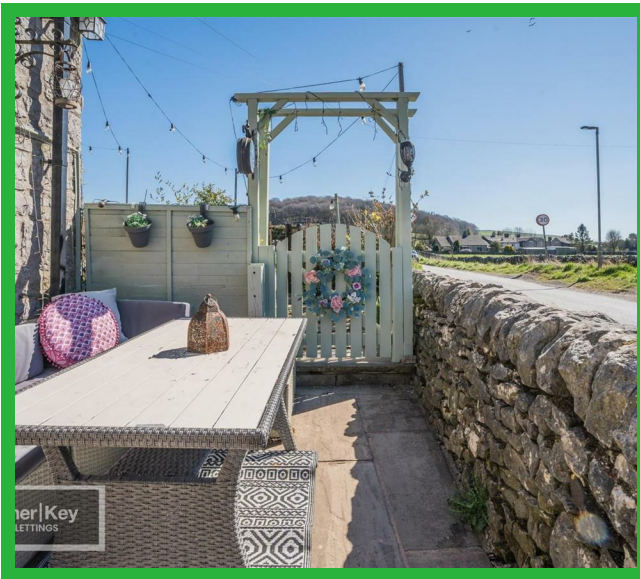


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.

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DETACHED THREE BEDROOM PROPERTY!! VIDEO TOUR AVAILABLE!!

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Located in the charming village of Peak Forest, Buxton, this delightful three-bedroom house on Eldon Lane offers a perfect blend of comfort and character.

Upon entering, you are welcomed into a spacious living area that exudes warmth and homeliness. The well-appointed kitchen is designed for both functionality and style, making it an ideal space for family meals or entertaining guests. The three bedrooms are generously sized, providing ample space for relaxation, while the bathroom is modern and well-maintained, catering to all your daily needs.

This property is not just a house; it is a home that promises a comfortable lifestyle in one of the most beautiful parts of England. With its charming features and prime location, this residence is an excellent opportunity for families, couples, or anyone looking to embrace the tranquil life in Peak Forest. Do not miss the chance to make this lovely house your new home.

Porch

2 Sealed unit double glazed windows.

Lounge (14ft 8in x 13ft 3in)

Beamed ceiling, multi fuel stove, oak floor, double radiator, built in window seat, sealed unit

Kitchen (14ft 4in x 7ft 10in)

Attractive floor units and granite worktops, wall cupboards, integrated fridge freezer and 2 dishwashers, electric cooker point, Belfast sink, double radiator, stainless steel extractor hood, 2 sealed unit double glazed windows, original stone flag floor, oak breakfast bar, built in cupboard.

Separate W/C

Low flush W/C, designer wash hand basin.

Dining room (12ft x 6ft 3in)

Sealed unit double glazed window, oak floor, double.

Bedroom (12ft 4in x 7ft 9in)

Sealed unit double glazed window, built in cupboard with Comet Electric boiler and unvented cylinder, built in wardrobes, beamed ceiling.

Bathroom

Timber paneled bath with shower and screen, wash hand basin in vanity unit, low flush wc, central heated towel radiator, beamed ceiling.

Bedroom (9ft 10in x 8ft 7in)

Sealed unit double glazed window, double radiator, built in wardrobes, beamed ceiling.

Lading

Velux window.

Bedroom (14ft 4in x 6ft 1in)

2 sealed unit double glazed windows, double radiator, built in cupboard.

Outside

Side Garden laid to paved patio stones, perfect for dining and entertaining guests.

Separate area of land 100yards up the road used for storing and parking.