



Crowther|Key

SALES

£425,000

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The Stables Rockwood Park Road  
Buxton SK17 6NS

| Energy Efficiency Rating                                                            |         |           |
|-------------------------------------------------------------------------------------|---------|-----------|
|                                                                                     | Current | Potential |
| Very energy efficient - lower running costs                                         |         |           |
| (92 plus) A                                                                         | 76      | 86        |
| (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                                                             |         |           |
|  |         |           |

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto: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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THE STABLES, PARK ROAD!! VIDEO TOUR AVAILABLE!!

The property boasts a spacious layout, providing ample room for both relaxation and entertaining. With its inviting living areas, the house is designed to cater to modern family life while retaining a warm and welcoming atmosphere.

The kitchen is well-appointed, offering functionality and style, making it a joy for any home cook. The bedrooms are generously sized, providing a tranquil retreat at the end of the day.

Situated close to local amenities, including shops, schools, and parks, this home is ideally located for families and professionals alike. The nearby transport links ensure easy access to surrounding areas, making commuting a breeze.

In summary, this house on Park Road is a wonderful opportunity for anyone looking to settle in Buxton. With its appealing features and prime location, it promises a comfortable and enjoyable lifestyle in one of England's most picturesque towns. Do not miss the chance to make this lovely property your new home.

Composite front door opening to open plan lounge diner kitchen

Kitchen area (18ft 7in x 9ft 6in)

Attractive floor units and worktops, wall cupboards, Range cooker, stainless steel extractor hood, 2 sealed unit double glazed windows, double radiator, stainless steel sink unit, integrated dishwasher, double radiator.

Dining area (12ft 8in x 9ft 5in)

Sealed unit double glazed window, double radiator.

Lounge area (15ft 1in x 12ft)

Sealed unit double glazed patio doors to garden, sealed unit double glazed window, double radiator.

Utility (9ft x 4ft 4in)

Plumbing for washing machine, sealed unit double glazed window, sealed unit double glazed door to side, radiator, Ideal Logic combi boiler.

Study (7ft 5in x 6ft 9in)

Sealed unit double glazed window, radiator.

Bedroom (12ft 9in x 10ft)

Sealed unit double glazed window, Velux window, double radiator, eaves storage.

Bathroom

Paneled bath with shower and screen, wash hand basin, low flush wc with concealed cistern, heated towel radiator, sealed unit double glazed window, extractor fan, eaves storage.

Landing

Velux window.

Bedroom (12ft x 10ft 3in)

Sealed unit double glazed window, double radiator, fitted wardrobes along 1 wall.

En Suite Shower room

Shower enclosure, wash hand basin, low flush wc with concealed cistern, central heated towel radiator, Velux window, extractor fan.

Bedroom (8ft 4in x 8ft 1in)

Built in cupboard, sealed unit double glazed window, radiator.

Outside

Blocked paved parking area for 2 cars, paved patio area and steps up to artificial turf area and decked patio area.