



Crowther|Key

SALES

£145,000

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8 Ripon Gardens
Buxton SK17 9PL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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



NO ONWARD CHAIN!! FIRST FLOOR APARTMENT!! GARAGE INCLUDED!!

Recently renovated a couple of years ago, this property appeals to a wide range of potential buyers.

Located within easy reach of local amenities, including shops, schools, and parks, this house is perfectly positioned for everyday living. The surrounding area is rich in recreational opportunities, with beautiful walking trails and scenic views that Buxton is famous for.

Bedroom (12ft 1in x 10ft 4in)
UPVC window, double radiator, built in cupboard.

Lounge (14ft 4in x 11ft 2in)
UPVC window, double radiator.

Kitchen (9ft x 8ft)
Attractive floor units and work tops, wall cupboards, 4 ring induction hob, stainless steel extractor hood, built under stainless steel electric oven, plumbing for washing machine, UPVC window, inset sink unit, double radiator, built in cupboard with Worcester Greenstar combi boiler.

Bedroom (10ft x 8ft 7in)
UPVC window, double radiator.

Landing
Built in cupboard.

Bathroom
Bath with shower & screen, pedestal wash basin, low flush wc, central heated towel radiator, UPVC window, extractor fan.

Single Garage

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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