



Crowther|Key

SALES

£295,000

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Montpelier Farm Cottage
Montpelier Place
Duxton SK17 7E 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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Montpelier Farm Cottage Buxton, this delightful house offers a perfect blend of comfort and character. Buxton, renowned for its stunning architecture and natural beauty, provides an idyllic setting for those seeking a peaceful yet vibrant community.

Outside, the property features a lovely garden, a perfect spot for enjoying the fresh air or hosting summer barbecues. The surrounding area is rich in amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike.

With its prime location and charming features, this house in Montpelier Place is a wonderful opportunity for anyone looking to make Buxton their home. Don't miss the chance to experience the unique lifestyle this property has to offer.

UPVC door opening to;

Dining Room (14ft x 11ft 7in)
UPVC window, double radiator.

Kitchen / Breakfast room (14ft 10in x 9ft)
Floor units and oak work tops, wall cupboards, stainless steel four ring gas hob, extractor fan, built under stainless steel electric oven, plumbing for washing machine and dishwasher, Belfast sink, UPVC window, double radiator, Vaillant comb.

Cellar
One room

Separate WC
Low flush WC, wash hand basin, extractor fan.

Hallway
UPVC front door and window, stairs to the first floor.

Lounge (13ft 10in x 11ft 1in)
Three UPVC windows, double radiator, beamed ceiling, original fireplace with multifuel stove, parquet floor.

Landing

Bedroom (13ft 10in x 11ft)
Original beamed ceiling, UPVC window, single unit double glazed window, double radiator.

Bedroom (10ft 9in x 8ft)
UPVC window, velux, double radiator.

Shower room
Shower enclosure, pedestal wash basin, low flush WC, UPVC window, radiator.

Bedroom (14ft 10in x 9ft)
UPVC window, radiator.