



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Crowther|Key
SALES

£500,000

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Ridgeview Main Road
Buxton SK17 9TR



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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NO ONWARD CHAIN!! A well-presented and deceptively spacious three-bedroom detached property offering a fantastic opportunity for those seeking semi-rural living with excellent equestrian or lifestyle potential. Spacious 3-bed detached home with paddock, stable block, and garage with conversion potential (STPP).

Externally, the property sits on a generous plot with a paddock to the side – ideal for keeping a horse – and a stable block. There is also a garage with inspection pit, and an attached garage with an upper level that offers great potential to convert into additional accommodation (subject to planning permission).

Hall

UPVC door, wiring radiator, cloaks cupboard.

Bathroom

Porcelain basin, low flush W/C, shower enclosure with electric shower unit, UPVC window, radiator, central heated towel radiator.

Bedroom 1 – 9'5" x 8'

UPVC window, radiator, built-in wardrobes.

Bedroom 2 – 13' x 12'8"

UPVC bay window, radiator, fitted wardrobes along one wall.

Bedroom 3 – 11'6" x 10'

UPVC window, radiator.

Living Room – 20' x 11'10"

Multi-burn stove, fitted display cupboards, UPVC windows, 2 radiators.

Kitchen/Diner – 24'1" x 7'8"

Oak fitted units and round-edged worktops, wall cupboards, inset stainless steel sink unit, 4 ring ceramic hob, extractor hood.

Built-in double oven/grill, double radiator, UPVC window.

Side Porch

UPVC window, plumbing for washing machine, UPVC door, Vaillant combi boiler.

Conservatory – 13' x 9'1"

UPVC windows and door to garden.

Externally:

- Excellent paddock area to the side of the property – ideal for 1 horse
- Stable block
- Garage with inspection pit
- Attached garage with upper level – could easily be converted to additional accommodation (subject to planning permission)
- Septic tank drainage
- Propane central heating