



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		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

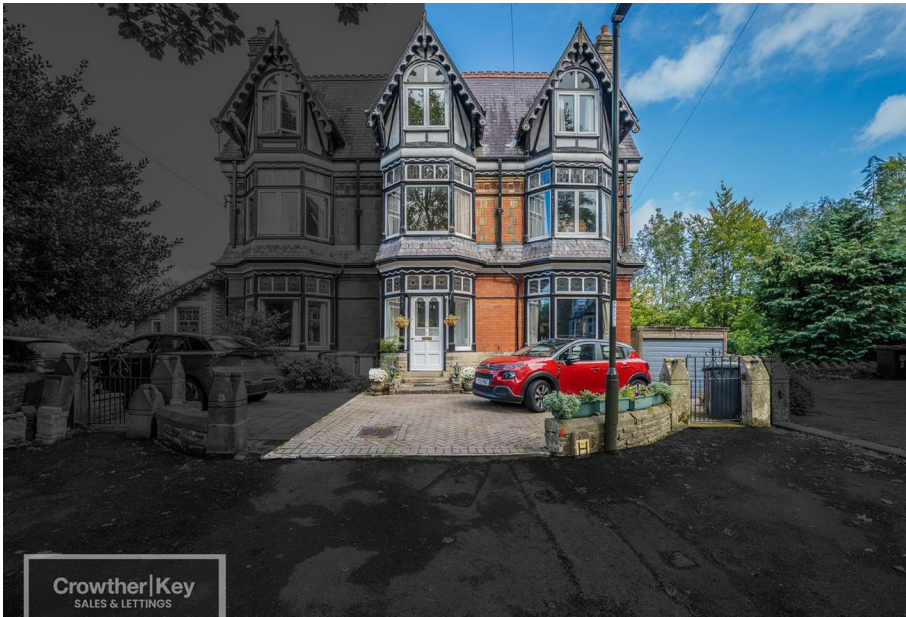
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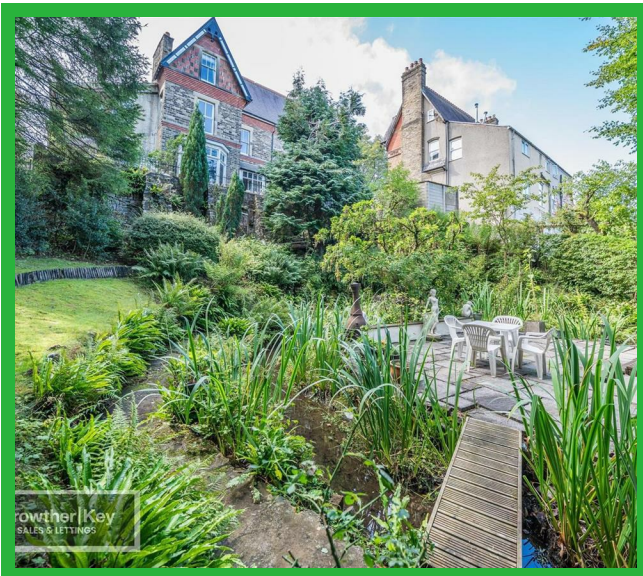
£585,000

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7 Wye Grove
Buxton SK179AJ



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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A substantial five-bedroom family home arranged over four floors with basement, spacious living accommodation and superb gardens with a river running through, patio areas and summer house. VIDEO TOUR AVAILABLE!!

Ground Floor

Hall

Stairs to first floor, radiator.

Living Room – 18'3 × 16'6

Hardwood bay window, three double radiators, log fire gas fire.

Kitchen – 12'3 × 10'8

All fitted units with oak worktops, wall cupboards, stainless steel four ring gas hob, stainless steel/glass extractor hood, electric double oven, black resin sink unit, inset microwave / oven, UPVC window, radiator.

Dining Room – 12'2 × 10'9

UPVC window, radiator, built-in cupboards and shelving.

Basement

Utility – Room 1, 15 × 6'5

Plumbing for washing machine.

Workshop Room

Lower Ground Floor Hall – 17'1 × 7'5

Under stairs cupboard, UPVC window, door to rear garden.

Games Room – 11'7 × 11'5

Two UPVC windows.

Separate WC

Low flush WC, porcelain wash hand basin in vanity unit, Worcester Greenstar central heating boiler.

First Floor

Bedroom One – 15'4 × 12'3

Two UPVC windows, radiator, original fireplace.

Landing

Airing cupboard, hot water cylinder.

Bathroom

Roll top reproduction bath, porcelain wash hand basin, low flush WC, shower enclosure, two UPVC windows, radiator, built-in cupboard and drawers, central heated towel radiator.

Music Room / Bedroom Two – 9'7 × 7'8

Hardwood Bay window, radiator.

Bedroom Three – 18'4 × 14

Hardwood Bay window, UPVC door, built-in wardrobes, three radiators.

Second Floor

Second Floor Landing

Radiator, UPVC window.

Study / Bedroom Four – 10'8 × 10'2 (max)

UPVC window, radiator.

Bedroom Five – 16'10 × 14'10

Two UPVC windows, double radiator, built-in cupboards.

Outside

Superb rear garden with river running through, various patio areas and summer house.