



Crowther|Key

SALES

£440,000

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65 Ecclesbourne Drive
Buxton SK17 9BS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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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NO ONWARD CHAIN!! PERFECT FOR THOSE WHO WORK FROM HOME!! A stylish and well-maintained three-bedroom home in a popular Buxton location, featuring a spacious open-plan kitchen/diner with oak worktops, a log burner shared with the lounge, and a landscaped garden with a fully insulated office pod. Additional highlights include a modern bathroom, separate utility area, built-in storage, off-road parking for a few cars, and a garage currently used as a gym.

PLANNING PERMISSION APPROVED FOR TWO STOREY EXTENSION TO REAR AND SIDE OF THE PROPERTY.
HPK/2023/0103

Porch
Recently constructed and a great addition to the property.

Hallway
UPVC front door, stairs to first floor, oak floor, and radiator.

Lounge
(12ft 10in x 11ft 3in)
UPVC window, double sided log burner, radiator.

Separate W/C
Low flush W/C, UPVC window, wash hand basin in vanity unit.

Open Plan Kitchen / Diner

Kitchen
(15ft 8in x 16ft 10in)
Attractive fitted kitchen comprising fitted units, oak worktops, integrated dishwasher, sink unit, UPVC window, UPVC French doors to rear garden, oak floor and built in cupboards.

Utility Area
(6ft 10in x 5ft 10in)
Plumbing for washing machine, UPVC window, triple radiator, oak worktops, wall cupboards, oak floor, UPVC door to rear.

Landing

Bathroom
Paneled bath, show and screen, low flush W/C, wash hand basin in vanity unit, central heating towel radiator, UPVC window, Built in cupboard with Vaillant combi boiler.

Bedroom
(13ft 4in x 10ft)
Built in wardrobes, two UPVC windows, radiator, fitted wardrobes along long wall.

Bedroom
(10ft 4in x 10ft)
UPVC windows, designer column radiator, built in wardrobes, eaves access.

Bedroom
(11ft 6in x 6ft 10in)
UPVC windows, double radiator.

Garage Single
Currently used a gym.

Outside
Excellent rear garden laid mainly to lawn. Block paved area to the side.
To the front the garden has been landscaped to allow a few cars to benefit from off road parking.

Summer House / Office Pod
Fully insulated office pod with electric light and power, UPVC window and French doors.