



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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Crowther|Key

SALES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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£427,500

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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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RARE Buxton Townhouse with motivated sellers!! Over four floors, this spacious period townhouse offers generous and versatile accommodation, with high ceilings throughout, including the top floor. A stone's throw from the entrance to the Pavilion Gardens with all local amenities within walking distance, including a 9-minute walk to the Opera House along the Broad Walk.

Features include a stylish kitchen with oak worktops and Belfast sink, an elegant reception room, four well-proportioned bedrooms (one with en-suite), and a contemporary family bathroom. The property also benefits from a large basement, a rear south facing private courtyard with two outhouses, and potential to create off-road parking. VIDEO TOUR AVAILABLE!!

Entrance and Hallway:

Original front door with an internal porch with second front door. Light hallway with original stripped pine floors, double radiator and a walk-in cloak room. Doors to the kitchen, lounge and basement.

Lounge

Elegant original bay sash window, with professionally fitted secondary glazing (with low-E glass for improved thermal performance). Large, original marbleised slate fireplace with original tiled cast-iron insert, and double wooden doors leading to the kitchen.

Kitchen / Breakfast Room: 13'2" x 11'4"

Fitted with full range of base and wall units with oak worktops, electric oven, stainless steel gas hob, stainless steel extractor hood, built-in dishwasher, Belfast sink, and double-glazed timber sash window.

Basement

Full height basement with 3 rooms and bay window to the front, window and door to the back creating potential for conversion to a separate self-contained annex with private access, or to extend the living space.

Basement Room 1: 16'5" x 16'5"

Large front room with bay window. Full height ceiling.

Basement Room 2: 12' x 11'

Belfast sink, plumbing for washing machine, Glow-worm combi boiler, solid wood double-glazed door to rear courtyard, and large single glazed sash window.

Basement Room 3: 9'2" x 6'

The original pantry with stone slab base shelves.

Family Bathroom:

New bright and airy family bathroom. Large double ended bath with elegant shower and screen. Hand basin with chrome mixer tap and low flush W/C, both set within vanity unit with wall-to-wall quartz worktop. Sensor under cabinet light, dual-voltage bathroom socket inside built-in cabinetry (for toothbrushes/ shavers etc). Column radiator/heated towel rail, UPVC sealed-unit double-glazed casement window, extractor fan and dimmer spotlights.

Bedroom 1: 13' x 11'2"

Double bedroom. Sealed-unit double-glazed sash timber window, double radiator.

Bedroom 2: 17'8" x 16' (into bay only)

Large double bedroom. Original sash windows, including bay window with professionally fitted secondary glazing with low E glass. Large single radiator.

Upper Landing:

Sealed-unit double-glazed timber sash window, built-in storage cupboard.

Bedroom 3: 13' x 11'2"

Double bedroom. Sealed-unit double-glazed timber sash window, double radiator.

Bedroom 4, Master Bedroom: 12'10" x 12'2"

Good sized Master double bedroom, with ensuite. Inbuilt shelves. Original sash window with professionally fitted secondary glazing with low E glass, double radiator.

En-Suite Shower Room:

New en-suite bathroom with shower enclosure with high quality rain shower and hand held shower. Wash hand basin with mixer tap and low flush W/C both set within vanity unit with quartz worktops. Sensor under cabinet light, dual-voltage bathroom socket inside built-in cabinetry (for toothbrushes/ shavers etc). Traditional style column radiator, original sash window with professionally fitted secondary glazing with low E glass, extractor fan and spotlights.

Outside:

Rear south-facing private courtyard, not overlooked, with potential to recreate one off-road parking space. Two outdoor storage sheds, one with power.