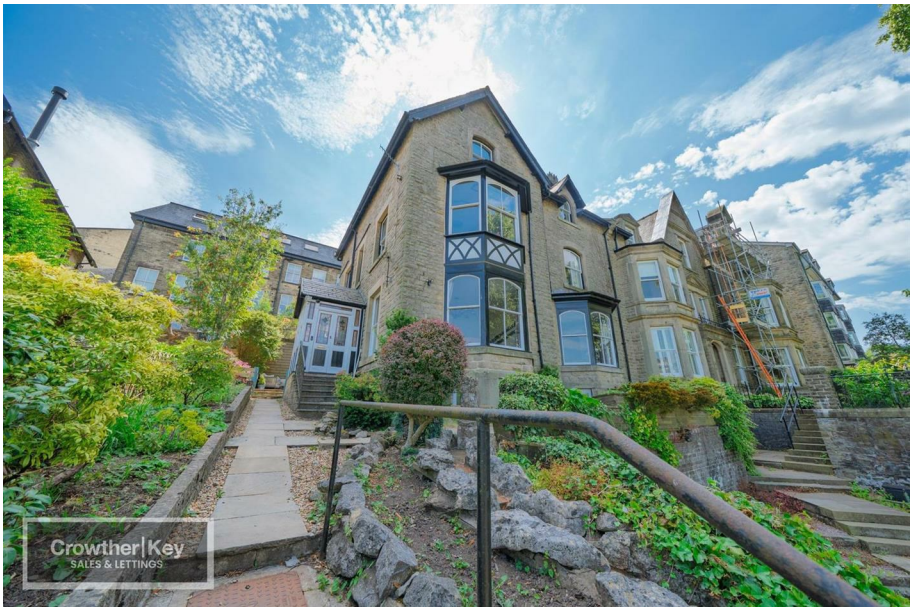
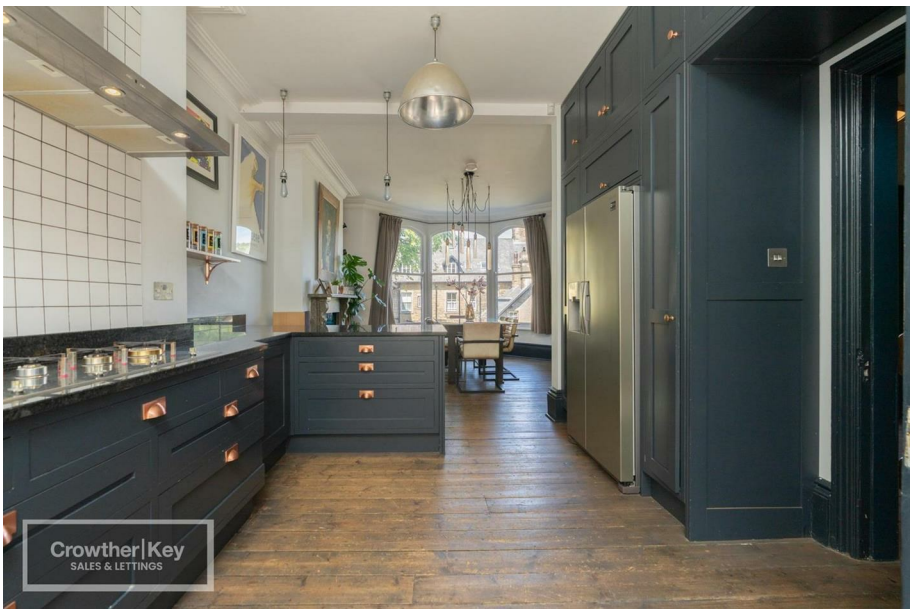
Crowther | Key

SALES







£440,000

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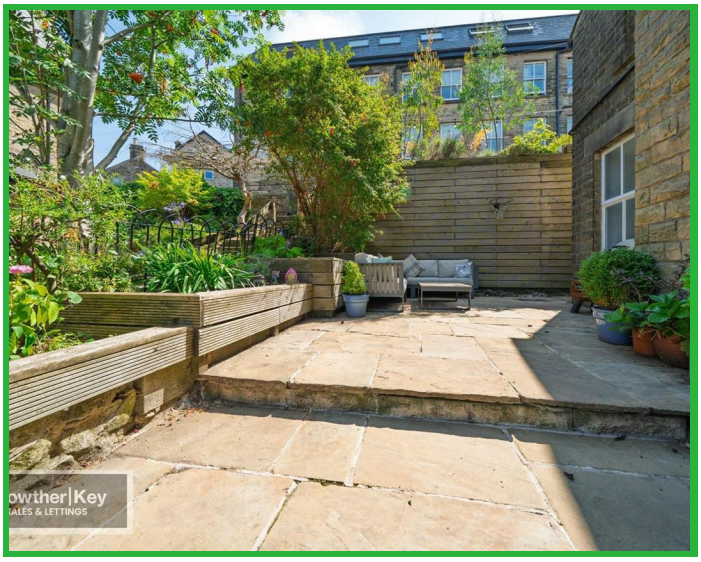
5a Hartington Road
Buxton SK176JQ









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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Location

The property enjoys one of Buxton's most enviable central positions on Hartington Road, immediately adjacent to the Broadwalk promenade with its outlook over the Grade II* listed Pavilion Gardens — 23 acres of Victorian landscaped parkland alongside the River Wye. Buxton, the celebrated Georgian and Victorian spa town set high in the Derbyshire hills, is widely regarded as the gateway to the Peak District National Park, and the town centre lies just a short walk away — approximately a quarter of a mile — offering an excellent range of independent retailers, High Street names, cafés and restaurants around the pedestrianised Spring Gardens, together with the renowned Opera House and Buxton Crescent. Buxton railway station, offering regular direct services to Manchester Piccadilly, is also within easy walking distance, while the surrounding Peak District countryside is close at hand.

Ground Floor

Dining Hall — 12'10" × 10'3" (3.91m × 3.12m)
Original fireplace, Victorian column radiator and an understairs cupboard.

Lounge — 17'0" × 14'10" (5.18m × 4.52m)
Original sash bay window, original sash windows, Victorian column radiator and an original open fireplace.

Open-Plan Lounge/Diner
A superb open-plan living space divided into two distinct areas:

Kitchen Area — 16'0" × 9'6" (4.88m × 2.90m)
A range of attractive fitted units with granite worktops and built-in cupboards. Four-ring stainless steel Smeg gas hob, stainless steel extractor hood, inset sink unit, two stainless steel fan-assisted Smeg ovens and an integrated dishwasher. Victorian column radiator and original sash windows.

Lounge Area — 15'0" × 14'10" (4.57m × 4.52m)
Original marble fireplace, original sash bay window and a Victorian column radiator.

Rear Hallway
Door to the courtyard garden.

Separate WC
Low flush WC, wash hand basin set within a vanity unit and a Victorian column radiator.

Utility — 9'7" × 6'5" (2.92m × 1.96m)
Ideal Vogue combi boiler, fitted units with worktop, wall cupboards, stainless steel sink unit, plumbing for a washing machine and a designer column radiator.

Lower Ground Floor (Cellar Conversion)

A fully tanked cellar conversion providing the following accommodation:

Hall
Designer column radiator.

Bedroom One — 13'0" × 12'3" (3.96m × 3.73m)
Hardwood single unit double glazed sash bay window, Victorian radiator and fitted wardrobes along one wall.

Bedroom Two — 13'0" × 11'4" (3.96m × 3.45m)
Hardwood single unit double glazed sash bay window, Victorian radiator and fitted wardrobes along one wall.

Bedroom Three — 14'5" × 8'7" (4.39m × 2.62m)
Designer column radiator.

Bathroom — 10'3" × 8'7" (3.12m × 2.62m)
Designer slipper bath, separate shower enclosure, wash hand basin set within a vanity unit, low flush WC with concealed cistern, designer column radiator and an extractor fan.

Separate WC
Low flush WC with concealed cistern, built-in cupboard and an extractor fan.

Outside

A private rear courtyard garden laid to an Indian stone paved patio area.

Buyer ID Checks – Under anti-money laundering rules, every buyer must have their identity checked before a sale can go ahead. When your offer on a Crowther Key property is accepted, we'll ask each buyer to complete a quick digital ID check through our partner, Thirdfort, and we'll keep your details under review until completion. This only confirms who you are. It's not a credit check, so your credit file won't be affected. There's a charge of £30.00 including VAT for each buyer. This is payable at the point your offer is agreed, and we'll issue the memorandum of sale once it's paid. By going ahead with your offer, you agree to these checks being carried out. The fee is non-refundable.

Important Notice

These particulars are intended as a general guide only and do not form any part of an offer or contract. While every care has been taken in their preparation, their accuracy is not guaranteed and they should not be relied upon as statements of fact. All measurements are approximate and given as a guide only. None of the services, appliances or fittings have been tested and no warranty is given as to their condition or working order. Prospective purchasers must satisfy themselves by their own enquiries or inspection. The vendor has confirmed and approved these details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (which replaced the Property Misdescriptions Act 1991).

BASEMENT



GROUND FLOOR



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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