Crowther|Key
SALES

£225,000

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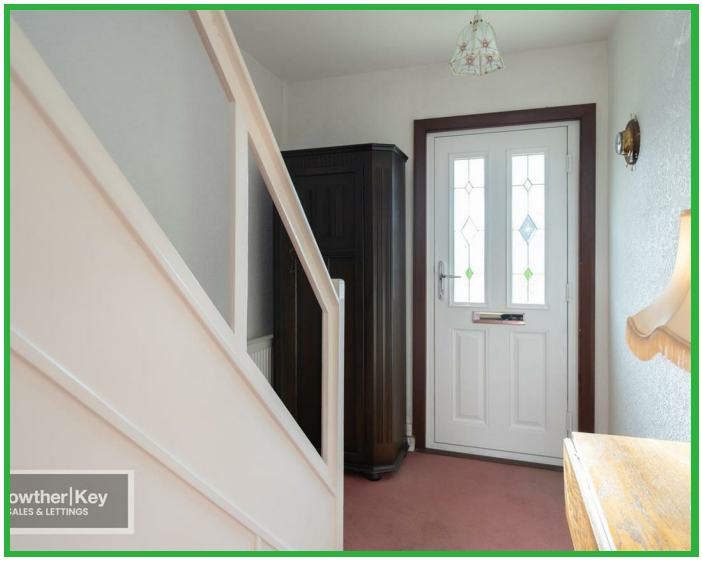
42 Overdale Avenue
Buxton SK17 7PY



<u>Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008</u>

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 is situated on Overdale Avenue, a popular residential area on the north-eastern side of Buxton — the celebrated Georgian and Victorian spa town set high in the Derbyshire hills and widely regarded as the gateway to the Peak District National Park. Occupying an elevated position, it lies within easy reach of the town centre, approximately half a mile away, where an excellent range of independent retailers, High Street names, cafés and restaurants can be found around the pedestrianised Spring Gardens and The Springs Shopping Centre, alongside the renowned Opera House and the 23-acre Pavilion Gardens, with further everyday amenities closer still in Fairfield itself.

The area is particularly well served for families. Primary schooling is close at hand in Fairfield, including Fairfield Infant and Nursery School and Fairfield Endowed Junior School, while the town's secondary schools — Buxton Community School and St Thomas More Catholic Voluntary Academy — are both within a short drive, approximately two miles away. For healthcare, the Fairfield Medical Centre GP surgery is within around half a mile, with further doctors' and dental practices available in the town, together with a community dental service at the Fairfield Children's Centre nearby.

Transport links are excellent. Buxton railway station, approximately half a mile away, offers direct services to Stockport and Manchester Piccadilly, while the Skyline 199 bus — with a stop just a short walk away on Fairfield Road — runs regularly (every 30 minutes Monday to Saturday) via Chapel-en-le-Frith, Whaley Bridge, Hazel Grove and Stockport through to Manchester Airport. For outdoor leisure, the renowned Buxton & High Peak Golf Club — an 18-hole course dating from 1887 and the oldest in Derbyshire — is approximately three-quarters of a mile away in nearby Fairfield, and the spectacular walking, cycling and open countryside of the Peak District National Park are quite literally on the doorstep.

Ground Floor

Entrance Hall
Composite front door, stairs rising to the first floor, understairs cupboard and a double radiator.

Lounge — 14'0" × 10'8" (4.27m × 3.25m)
uPVC double glazed window, radiator, living flame gas fire and French doors opening through to the dining room.

Dining Room — 10'8" × 10'0" (3.25m × 3.05m)
uPVC double glazed window and a double radiator.

Kitchen — 10'0" × 10'0" (3.05m × 3.05m)
A range of fitted base units with rolled-edge worktops and matching wall cupboards. Four-ring gas hob, extractor hood, electric oven, plumbing for a washing machine, stainless steel sink unit, uPVC double glazed window and the Worcester Greenstar boiler.

Side Porch
Composite door to the front and a uPVC door to the rear.

Store Room — 9'0" × 5'1" (2.74m × 1.55m)
uPVC double glazed window.

Separate WC
Low flush WC and a uPVC double glazed window.

First Floor

Landing
uPVC double glazed window.

Bedroom One — 13'7" × 10'0" (4.14m × 3.05m)
uPVC double glazed window, radiator and built-in wardrobes.

Bedroom Two — 11'3" × 10'8" (3.43m × 3.25m)
uPVC double glazed window and a radiator.

Bedroom Three — 9'4" × 7'6" (2.84m × 2.29m)
uPVC double glazed window, double radiator and a built-in cupboard.

Shower Room
Shower enclosure with electric shower unit, wash hand basin and low flush WC with concealed cistern both set within a vanity unit, uPVC double glazed window and a heated towel rail.

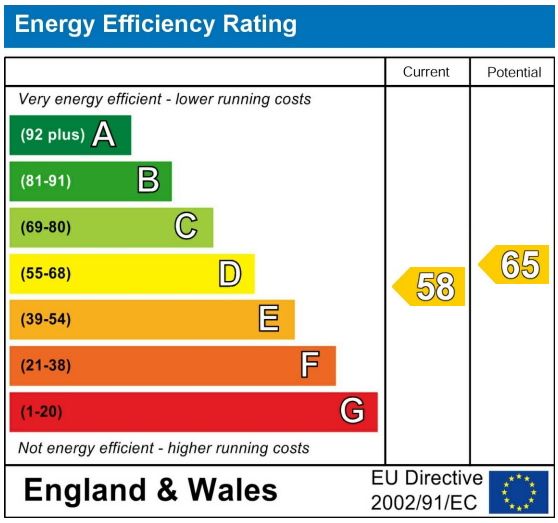
Outside

An attractive rear garden laid to two paved patio areas and lawn, together with driveway parking for one to two vehicles.

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).

GROUND FLOOR

1ST 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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