



40 Crowstones

Buxton, SK17 6NZ

Asking Price £359,950



40 Crowstones

Buxton, SK17 6NZ

Tenure Freehold Council Tax Band C



Situated in Crowstones, Buxton, this delightful house offers a perfect blend of comfort and style with many original features. With accommodation set over four floors this property is ideal for families or those seeking extra space for guests or a home office. The property comprises four spacious bedrooms, two inviting reception rooms and ample space in the basement and off road parking.

Buxton, known for its stunning natural beauty and rich history, offers a variety of local amenities, including shops, parks, and excellent schools, all within easy reach.

This property presents a wonderful opportunity to enjoy the best of Buxton living, combining modern comforts with the charm of a traditional home. Whether you are looking to settle down or invest in a property with great potential, this house in Crowstones is certainly worth considering.

Directions

From our Buxton office bear left and proceed up Terrace Road, across the Market Place and down High Street to the traffic lights. Turn left at the lights onto Dale Road and take the fifth right hand turning onto Crowstones. Number 40 can be found on right hand side.

Ground Floor

Entrance porch

3'10" x 3'8" (1.17m x 1.12m)

Wooden door and windows. Tiled flooring. Entrance door to hallway.

Hallway

16'2 x 3'7" (4.93m x 1.09m)

Stairs to first floor. Exposed wooden flooring.

Sitting Room

13'1" x 12'10" (3.99m x 3.91m)

Bay window to front. Four radiators. Exposed wooden flooring. Log burner.

Dining room

13'3" x 12'0" (4.04m x 3.66m)

Exposed wooden flooring. Radiator. Ornate cast iron feature fireplace with tiled inserts and larder Cupboards French doors to garden. Door to Kitchen.

Kitchen

11'7" x 7'10" (3.53m x 2.39m)

Three windows to side. Extensive range of base and wall units. Quarry tiled flooring. Worksurface with one and a half bowl sink unit and splashbacks. Built in double electric oven, gas hob with extractor over. Door to basement.

Basement

Room One 12'7" x 11'10"

Room Two 16'8" x 12'5"

First Floor

Bathroom

8'2" x 7'9" (2.49m x 2.36m)

Obscure window to side. Shower enclosure with shower attachment. Roll top claw foot bath. Wood panelling to wall. Wash basin vanity unit with tiled splashbacks. Heated towel rail and towel radiator. Cupboard housing boiler

Landing

9'0" x 6'3" (2.74m x 1.91m)

Stairs to second floor. Radiator.

Bedroom Two
13'3" x 10'4" (4.04m x 3.15m)
Window to rear. Radiator

Bedroom One
16'11" x 13'2" (5.16m x 4.01m)
Two windows to front. Built in wardrobe. Radiator.

Second Floor
Velux window

Landing
5'7" x 4'5"

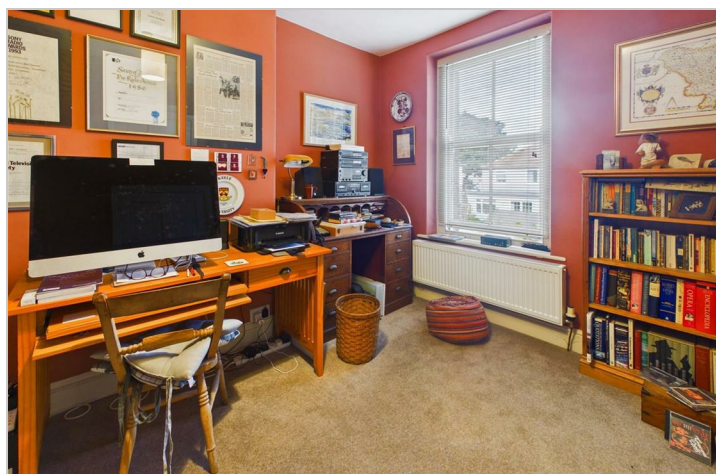
Bedroom Three
16'0" x 12'11" (4.88m x 3.94m)
Velux window to rear. Radiator

Bedroom Four
13'3" x 10'0" (4.04m x 3.05m)
Velux window and further window to front. Built in wardrobes and desk with storage. Radiator.

Outside
Block paved driveway providing off road parking,
Flower and shrub borders.

Garden

York stone courtyard style garden with flower and shrub borders. Trellis and gate to rear. Enclosed by stone walling.



Road Map



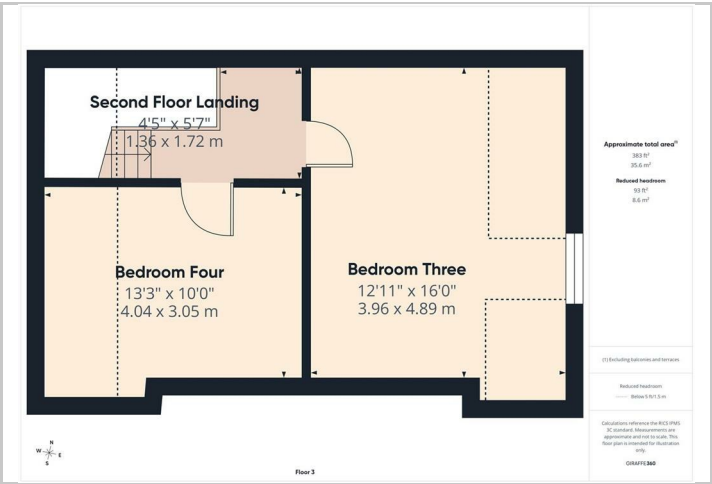
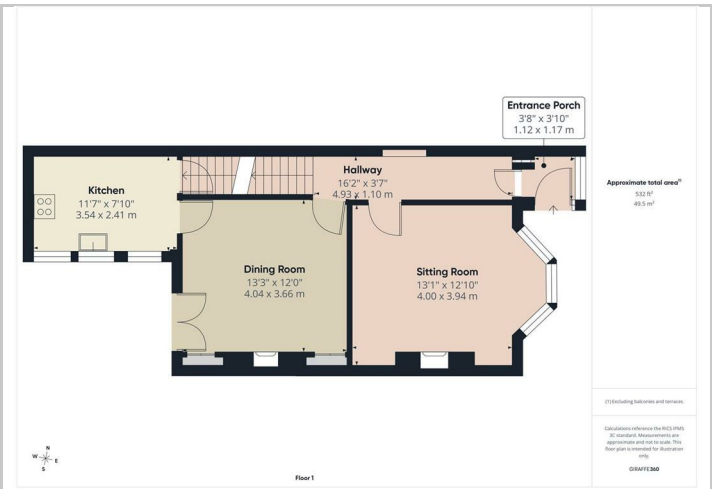
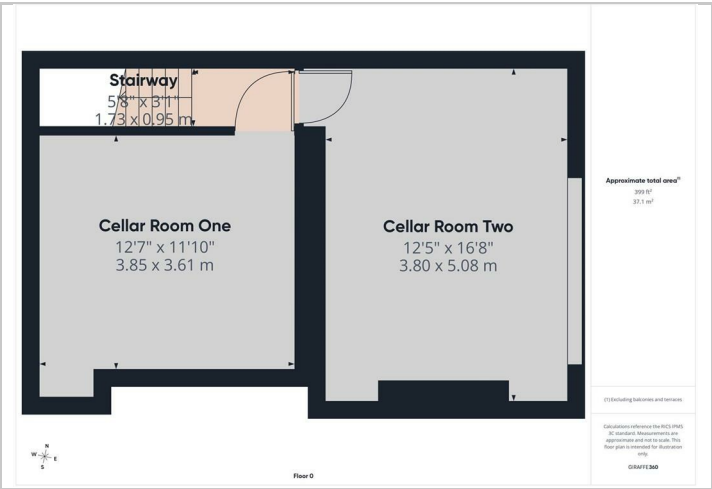
Hybrid Map



Terrain Map



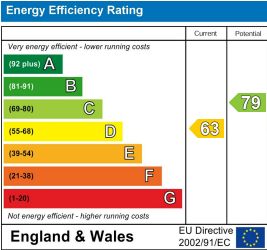
Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Important Notice

Mellors Estate Agents, their solicitors and joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk