Crowther | Key

SALES







£349,950

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5 Mill Cliff
Buxton SK17 6QP









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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Four well-proportioned bedrooms are spread across the first and second floors, served by a smart family bathroom, while the ground floor also offers a separate WC, a practical utility cupboard and a useful cellar for additional storage. Outside, the property enjoys an attractive, low-maintenance rear garden with a paved patio and lawn. Combining generous living space, period charm and modern comfort in one of the Peak District's most sought-after towns, this is a home that will appeal to families and professionals alike.

Location

Buxton is a popular Georgian and Victorian spa town set high in the Derbyshire hills and known as the gateway to the Peak District National Park. The town centre offers a good range of independent and High Street shops, cafés and restaurants, along with cultural attractions such as the Opera House and the 23-acre Pavilion Gardens, while a direct rail service from the town-centre station reaches Manchester Piccadilly in around an hour. The property lies within easy reach of the town centre, with Manchester approximately 25 miles to the north-west and Bakewell around 12 miles away.

Ground Floor

Entrance Hall
Radiator and stairs rising to the first floor.

Open-Plan Lounge / Diner / Kitchen — 37'8 x 11'6 average (11.48m x 3.51m):
A superb open-plan living space, divided into three distinct areas:

Lounge Area — 11'6 x 14'7 (3.51m x 4.45m):
Victorian-style fireplace, UPVC bay window with shutters, and a double radiator.

Dining Area — 14' x 11'1 (4.27m x 3.38m):
Victorian-reproduction column radiator, built-in cupboards and a breakfast bar.

Kitchen Area — 14'3 x 7' (4.34m x 2.13m):
A range of fitted floor units with quartz worktops and matching wall cupboards. Four-ring induction hob, extractor hood and a built-under stainless-steel electric oven. Two integrated fridges plus a freezer, integrated dishwasher and a Belfast sink. UPVC window with shutters, Velux roof window and a Victorian-reproduction column radiator.

Rear Porch
UPVC door giving access to the rear.

Separate WC
Low-flush WC, wash hand basin, UPVC window, Warmhouse combi boiler and a radiator.

Walk-In Cupboard
Plumbing for a washing machine.

Cellar
Useful additional storage space.

First Floor

Landing
Radiator.

Bedroom — 13'10 x 8'9 (4.22m x 2.67m)
UPVC window with shutters, radiator and built-in wardrobes.

Bedroom— 14'1 x 12'1 (4.29m x 3.68m)
UPVC window with shutters, double radiator and two sets of built-in wardrobes.

Bathroom
Panelled bath with shower and screen over, wash hand basin, low-flush WC with concealed cistern, two UPVC windows, heated towel rail and an extractor fan.

Second Floor

Landing
Eaves storage and a Velux roof window.

Bedroom — 11'7 x 8'10 (3.53m x 2.69m)
Velux roof window and a radiator.

Bedroom — 14'2 x 9'10 (4.32m x 3.00m)
Velux roof window and a double radiator.

Outside

Rear Garden
A very attractive garden, laid to a paved patio area with lawn.

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 have been prepared in good faith as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and they should not be relied upon as statements or representations of fact. All measurements are approximate and provided for guidance only. None of the services, appliances, fixtures or fittings have been tested, and no warranty is given as to their condition or operation. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the accuracy of these details before incurring any expense or entering into any contract. The vendor has confirmed and approved the content of these particulars as an accurate description of the property prior to publication. These details have been produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 (which replaced the Property Misdescriptions Act 1991).



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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