Crowther | Key

SALES







£310,000

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Chapel View Earl Sterndale
Buxton SK17 0BU









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.

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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

Chapel View occupies an enviable position in the heart of Earl Sterndale, a small and picturesque village of greystone cottages set in the Upper Dove Valley within the Peak District National Park, approximately five miles south of the celebrated spa town of Buxton. The village is a renowned base for walkers and cyclists, surrounded by dramatic countryside and the distinctive limestone peaks of Chrome Hill and Parkhouse Hill, with Dovedale within walking distance. It offers a friendly community with the historic Quiet Woman public house, St Michael's Church, a primary school and a village green, while the nearby villages of Longnor and Hartington and the town of Buxton provide a wider range of everyday amenities. Buxton also offers a railway station with regular direct services to Manchester Piccadilly.

Ground Floor

Kitchen — 19'7" × 13'4" maximum (5.97m × 4.06m), of L-shape
A spacious kitchen fitted with an attractive range of units and worktops. Inset sink unit, electric cooker point, plumbing for a washing machine, built-in cupboard, uPVC double glazed window, a door to the front, double radiator, night storage heater and an original beamed ceiling.

Lounge — 15'0" × 11'9" (4.57m × 3.58m)
Two uPVC double glazed windows, radiator, night storage heater, an open fire with back boiler serving the central heating and hot water, and stairs rising to the first floor.

First Floor

Landing
Giving access to the first-floor accommodation.

Bedroom — 12'6" × 7'3" (3.81m × 2.21m)
uPVC double glazed window, radiator, night storage heater, built-in cupboards and an airing cupboard housing the hot water cylinder and immersion heater.

Bedroom — 10'7" × 7'8" (3.23m × 2.34m)
uPVC double glazed window, night storage heater and a built-in cupboard.

Internal Study Room — 7'5" × 7'3" (2.26m × 2.21m)
A useful internal room with a built-in cupboard and a radiator, currently used as a bedroom.

Bathroom
Panelled bath, electric shower unit and screen over, pedestal wash basin, low flush WC, uPVC double glazed window and a radiator.

Outside

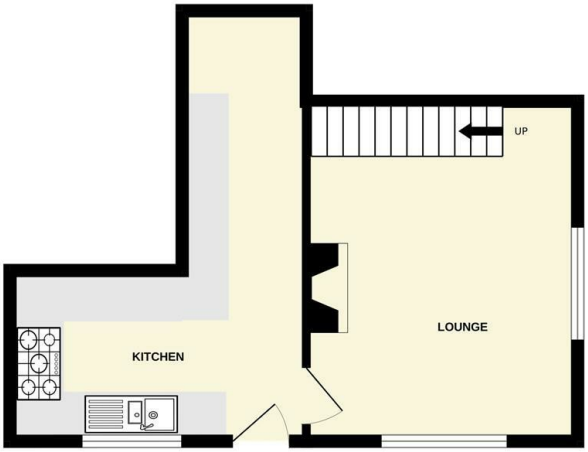
An attractive rear garden with an Indian stone paved patio area, together with two worksheds and a stone built outhouse. To the front is an well maintained garden with a range of plants and shrubs.

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

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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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