Crowther | Key

SALES







£499,995

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3 Crowestones
Buxton SK17 6NZ









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 occupies a convenient and central position on Crowestones, a popular residential street within the central part 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. The town centre is within a short walk, offering an excellent range of independent retailers, High Street names, cafés and restaurants around the pedestrianised Spring Gardens and The Springs Shopping Centre, alongside the renowned Opera House and the 23-acre Pavilion Gardens. Buxton railway station, offering regular direct services to Manchester Piccadilly, is close by, as are local schooling and everyday amenities, while the open countryside of the Peak District is right on the doorstep.

Ground Floor

Porch
uPVC double glazed windows and an internal door.

Large Entrance Hall
Double radiator and gallery staircase stairs rising to the first floor.

Lounge — 15'9" × 15'0" (4.80m × 4.57m)
uPVC sash bay window, a further uPVC sash window, two double radiator and a fitted gas fire.

Dining Room — 16'0" × 15'9" (4.88m × 4.80m)
uPVC sash bay window with window seat, fitted gas fire, built-in cupboards and a double radiator.

Kitchen — 16'10" × 10'1" on average (5.13m × 3.07m)
A range of fitted units with rolled-edge worktops and matching wall cupboards. Inset sink unit, four-ring stainless steel gas hob, stainless steel extractor hood, stainless steel electric double oven, plumbing for a dishwasher, uPVC double glazed window and a radiator.

Utility — 9'5" × 4'9" on average (2.87m × 1.45m)
uPVC sash window and plumbing for a washing machine.

Separate WC
Low flush WC, wash hand basin, radiator and an extractor fan.

Rear Porch
uPVC double glazed windows and door.

Inner Hall
Housing the Alpha combi boiler, which was installed approximately two years ago.

Conservatory — 13'7" × 9'3" (4.14m × 2.82m)
uPVC double glazed windows and French doors opening to the garden, together with two double radiators.

Cellar

Three good-sized cellar rooms, providing excellent additional storage.

First Floor

Large Landing
uPVC sash window.

Bedroom — 15'0" × 12'3" (4.57m × 3.73m)
A superb master bedroom with two uPVC sash windows, radiator, and an extensive range of fitted bedroom furniture including wardrobes, drawers, bedside cabinets, cupboards and a dressing table unit.

En-Suite
Corner bath and a pedestal wash basin.

Separate WC (off the bedroom)
Low flush WC and a uPVC sash window.

Bedroom — 15'9" × 13'10" (4.80m × 4.22m)
Two uPVC sash windows and a radiator.

Bedroom — 12'6" × 10'1" (3.81m × 3.07m)
uPVC sash window, double radiator and an original fireplace.

Wet Room
Electric shower unit, low flush WC, pedestal wash basin, chrome heated towel rail, uPVC sash window, extractor fan and underfloor heating.

Bathroom
Panelled bath, pedestal wash basin, uPVC sash window and a radiator.

Outside

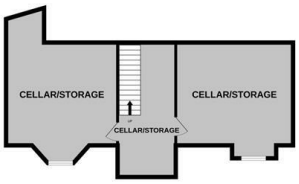
The conservatory opens, via French doors, onto the rear garden. To one side of the property a driveway provides parking for vehicles alongside a lawned area, while to the other side a detached garage offers garaging together with additional off-road parking.

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.

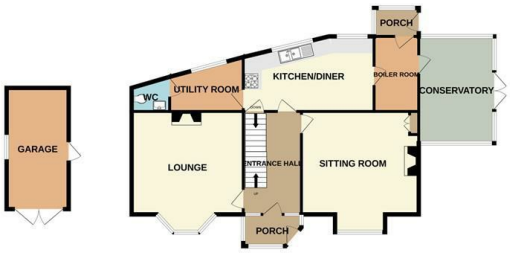
Important Notice

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BASEMENT



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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