

Crowther|Key

SALES



£310,000



192 Harpur Hill Road
Buxton SK17 9LG



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

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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.

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The versatile, light-filled accommodation is arranged over two floors and includes a generous lounge, a stunning kitchen/diner, and a wonderful conservatory with underfloor heating that flows seamlessly out to the paved rear garden.

The current owners have invested in quality fixtures and fittings from top to bottom, including a Rock Door composite front door, freshly plastered walls with new skirtings, doors and frames, a new top-of-the-range Worcester boiler with Worcester Wave smart controller, all-new upright designer radiators, new carpets and floor tiles throughout, and Sky TV hardwired into every room.

Location

Harpur Hill is a popular and well-established residential suburb on the southern edge of Buxton, approximately one mile from the town centre. The immediate area offers a real community feel with a primary school, local pub, park and church close at hand, along with part of the University of Derby campus, and it sits on the doorstep of the Peak District National Park with excellent walking and countryside on all sides. Buxton itself provides a comprehensive range of shops, supermarkets, healthcare and leisure facilities, the renowned Pavilion Gardens, and a railway station offering links towards Stockport and Manchester, making this an ideal spot for families and commuters alike.

Ground Floor

Entrance Hall

Welcoming entrance approached via a Rock Door composite front door, stairs rising to the first floor and access to all principal ground-floor rooms.

Lounge – 12'2" x 12'0" (3.71m x 3.66m)

Generous reception room featuring a top-of-the-range "Clock" log burner set upon a built-in slate hearth, an upright designer column radiator and a uPVC double glazed window.

Kitchen/Diner – 12'2" x 12'2" (3.72m x 3.71m)

A stylish, high-specification kitchen fitted with white base and wall units, special-order one-off quartz worktops and upstands, and LED undercounter and plinth lighting, together with drawers that elegantly illuminate on opening. There is a full suite of Neff appliances including a built-in electric oven and combination microwave/oven, a four-ring induction hob and extractor fan, plus a Quooker tap providing instant boiling, sparkling and chilled water. Completed with an upright designer column radiator and tiled flooring.

Conservatory – 16'9" x 7'9" (5.10m x 2.35m)

A bright and airy conservatory that creates a fantastic additional living/dining area, benefiting from underfloor heating, uPVC double glazed windows, uPVC French doors opening to the garden, and tiled flooring.

Bathroom – 8'8" x 6'3" (2.65m x 1.90m)

A luxuriously appointed bathroom tiled from floor to ceiling and finished with quality Villeroy & Boch fittings, comprising a modern wash hand basin, LED mirror, panelled bath with shower over and glass shower screen, a waterproof television, an upright designer column radiator and a uPVC double glazed window.

First Floor

Landing

Providing access to all three bedrooms, with built-in cupboard and wardrobe storage.

Bedroom One – 15'6" x 10'2" (4.72m x 3.10m)

A comfortable double bedroom with a uPVC double glazed window and an upright designer column radiator.

Bedroom Two – 12'2" x 11'3" (3.72m x 3.42m)

A well-proportioned bedroom benefiting from newly fitted, handmade wardrobes, with a uPVC double glazed window and an upright designer column radiator.

Bedroom Three – 8'0" x 7'2" (2.45m x 2.19m)

A versatile third bedroom with a uPVC double glazed window and an upright designer column radiator – ideal as a child's room, guest bedroom or home office.

Outside

The rear garden is easily accessible from both the conservatory and the kitchen/diner, providing a private outdoor space perfect for alfresco dining and family play, with a dedicated garden store measuring 7'2" x 6'3" (2.17m x 1.92m) for tools, bikes and equipment, all enclosed by composite fencing. To the front, the newly landscaped, low-maintenance "no-mow" garden offers attractive kerb appeal alongside a paved patio area and driveway parking for 3 vehicles.

Important Notice

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate and should not be relied upon. No services, appliances, fixtures or fittings have been tested and no warranty is given or implied as to their condition or working order. Prospective purchasers are advised to make their own enquiries and to verify all information prior to commitment to purchase. 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.
Made with Metroplan 6/2026

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk