Crowther | Key

SALES







£280,000

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96 Dovedale Crescent
Buxton SK17 9BQ









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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Location

The property is situated on Dovedale Crescent, in the popular and well-regarded Burbage area on the south-western side 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 lies just a short distance away, approximately one mile, 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. Local schooling is particularly convenient, with Burbage Primary School just a short walk away and Buxton Community School close by, while Buxton railway station — offering regular direct services to Manchester Piccadilly — is within easy reach, and the open countryside of the Peak District is right on the doorstep.

Ground Floor

Porch
Composite front door and a single unit double glazed window.

Separate WC
Low flush WC, pedestal wash basin, radiator and a uPVC double glazed window.

Entrance Hall
Radiator, stairs rising to the first floor, understairs cupboard and sliding doors to the lounge.

Lounge — 13'9" × 10'6" (4.19m × 3.20m)
uPVC double glazed window and a radiator.

Dining Room — 10'0" × 10'0" (3.05m × 3.05m)
Double radiator.

Conservatory — 9'6" × 7'10" (2.90m × 2.39m)
uPVC double glazed windows and French doors opening to the rear garden, together with a double radiator.

Kitchen — 10'2" × 7'2" (3.10m × 2.18m)
A range of fitted units with rolled-edge worktops and matching wall cupboards. uPVC double glazed window, radiator and a pantry, opening through to the utility/cooking area.

Utility / Cooking Area — 7'5" × 5'1" (2.26m × 1.55m)
Electric cooker point, fitted units with worktop, wall cupboards, stainless steel sink unit, plumbing for a washing machine, radiator, uPVC double glazed window and door to the rear garden, and the Potterton gas-fired boiler.

First Floor

Landing
uPVC double glazed window, airing cupboard housing the hot water cylinder and access to the loft.

Shower Room
Shower enclosure, pedestal wash basin, low flush WC, uPVC double glazed window, radiator and an extractor fan.

Bedroom One — 13'8" × 10'3" (4.17m × 3.12m)
uPVC double glazed window and a radiator.

Bedroom Two — 10'3" × 10'1" (3.12m × 3.07m)
uPVC double glazed window and a radiator.

Bedroom Three — 7'1" × 7'0" (2.16m × 2.13m)
uPVC double glazed window, radiator and a built-in cupboard.

Outside

A good rear garden. To the front, one driveway parking space leads to a garage measuring 17'2" × 7'10" (5.23m × 2.39m), with an up-and-over door, electric light and power and a water tap.

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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