Crowther|Key
SALES

£280,000

2

1

12 Horseshoe Avenue
Buxton SK17 8DP

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

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

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

Location

The property is situated in a quiet cul-de-sac in Dove Holes, a popular and friendly village on the edge of the Peak District National Park, approximately three miles north of the celebrated spa town of Buxton. The village offers a good range of everyday amenities within easy reach, including Dove Holes Church of England Primary School, village shops, public houses, a church and a community village hall, with Chapel-en-le-Frith and its secondary schooling around three miles to the north. Excellent transport links are close at hand, with the A6 providing road access towards Buxton, Stockport and Manchester, and Dove Holes railway station offering direct services to both Buxton and Manchester, while the surrounding open countryside of the Peak District is right on the doorstep.

Accommodation

Entrance Hall
A central hallway providing access to the accommodation.

Lounge — 18'0" × 11'3" (5.49m × 3.42m)
A generous principal reception room with a bay window to the front.

Dining Room — 9'9" × 7'9" (2.98m × 2.35m)
A separate dining room.

Kitchen — 12'4" × 7'9" (3.75m × 2.35m)
A fitted kitchen with a sink unit and hob.

Conservatory — 17'5" × 9'9" (5.31m × 2.97m)
A large conservatory overlooking the garden.

Bedroom One — 11'3" × 9'11" (3.42m × 3.03m)
A double bedroom.

Bedroom Two — 13'1" × 7'9" (3.98m × 2.35m)
A second bedroom.

Bathroom — 7'11" × 5'10" (2.41m × 1.78m)
Fitted with a bath, a wash basin and a WC, together with an airing cupboard.

Outside
To the front, a driveway provides off-road parking, leading to a detached garage measuring 20'0" × 9'9" (6.09m × 2.97m). The property benefits from gardens to both the front and rear.

Important Notice

These particulars are intended as a general guide only and do not form any part of an offer or contract. While every care has been taken in their preparation, their accuracy is not guaranteed and they should not be relied upon as statements of fact. All measurements are approximate and given as a guide only. None of the services, appliances or fittings have been tested and no warranty is given as to their condition or working order. Prospective purchasers must satisfy themselves by their own enquiries or inspection. 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

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 Metropix ©2026

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC