

GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.

The ground floor plan shows a rectangular layout. On the left side, there are two bedrooms, one above the other. A bathroom is located between them. A central hallway connects these rooms to the rest of the house. To the right of the hallway is a large lounge. Below the lounge is a kitchen/diner area. A small storage room is adjacent to the hallway. A separate garage is shown to the right of the main house.

TOTAL FLOOR AREA: 795 sq.ft. (73.8 sq.m.) approx.

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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Crowther|Key

SALES

£310,000

2

1



6 Aspen Close
Buxton SK17 6FD

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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NO ONWARD CHAIN!! A well-presented two-bedroom detached bungalow in a peaceful cul-de-sac location, perfectly positioned for easy access to Buxton town centre, amenities, and the stunning Peak District countryside. The accommodation is all on one level and flows beautifully, featuring a spacious lounge with uPVC patio doors opening directly to the rear garden, a generous fitted kitchen/breakfast room with Worcester gas boiler, two good sized bedrooms, and shower room. The family bathroom is modern and practical. Outside, enjoy a detached garage with power and light, plus an extensive rear garden with paved patios and lawn—ideal for relaxing or entertaining. uPVC double glazing and gas central heating ensure year-round comfort. A fantastic opportunity for downsizers, retirees, or families wanting bungalow convenience. Viewing recommended to see the potential!

Entrance Hall

Composite entrance door, radiator, airing cupboard and hot water cylinder.

Bedroom 1 8'10" x 7'

uPVC double glazed window, radiator.

Shower Room

Shower enclosure, wash hand basin and low-level WC with concealed cistern in vanity units, uPVC double glazed window, heated towel rail, extractor fan.

Bedroom 2 11' x 9'9"

uPVC double glazed window, radiator.

Lounge 14'4" x 13' Double radiator, living flame gas fire, uPVC double glazed patio doors to rear garden.

Kitchen/Breakfast Room 15'2" x 10'4"

Fitted units with round edged worktops, wall cupboards, four ring stainless steel gas hob, extractor hood, built under stainless steel electric oven, plumbing for washing machine, Worcester gas boiler, double radiator, two uPVC double glazed windows, composite door to side.

Exterior

Rear garden laid to paved patio areas and lawn.

Garage 16'7" x 8'1"

With up and over door, electric light and power points.

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.

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