

Crowther|Key

SALES

£295,000



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

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.

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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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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.

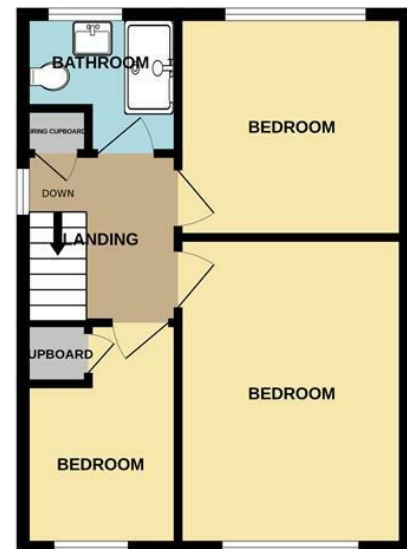
Important Notice

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



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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