Crowther|Key

SALES







£325,000

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13A The Front
Buxton SK17 7EQ









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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Location

13a The Front occupies a convenient position in Buxton — England's highest market town and a renowned spa destination on the edge of the Peak District National Park. The property lies approximately half a mile from the town centre, where an appealing mix of independent shops, cafés and High Street names can be found around The Springs Shopping Centre, Cavendish Arcade and the historic Market Place. Buxton is celebrated for its elegant Georgian and Victorian architecture, including the landmark Crescent and Opera House, and for the beautifully landscaped Pavilion Gardens. Everyday amenities, well-regarded schools and Buxton railway station (with services towards Stockport and Manchester) are all within easy reach, while the surrounding Peak District countryside offers outstanding walking, cycling and outdoor recreation close at hand.

Ground Floor

Entrance Hall
Staircase rising to the first floor.

Lounge 12'4" x 11'5" (3.76m x 3.48m)
Double glazed sash window; night storage heater.

Dining Room 12'3" x 9'5" (3.73m x 2.87m)
Double glazed sash window and a further window; night storage heater; built-in cupboard with drawers.

Kitchen 11'5" x 6'6" (3.48m x 1.98m)
In need of refitting. Composite door to the rear, with a pantry off.

Rear Porch / Possible Utility 6'10" x 6'6" (2.08m x 1.98m)
Composite door to the rear; offering potential as a utility area.

First Floor

Landing
Double glazed window.

Bedroom One 12'4" x 11'3" (3.76m x 3.43m)
Double glazed window.

Bedroom Two 12'3" x 10'2" (3.73m x 3.10m)
Double glazed window.

Bedroom Three 11'5" x 6'5" (3.48m x 1.96m)
Double glazed window.

Bathroom 11'5" x 6'6" (3.48m x 1.98m)
Panelled bath; pedestal wash basin; airing cupboard housing the hot water cylinder; uPVC double glazed window.

Separate WC
uPVC double glazed window.

Outside

To the rear of the property stands a substantial detached outbuilding / barn, measuring approximately 49'9" x 15'6" (15.16m x 4.72m). Internal access was not available at the time of inspection. The outbuilding is a notable feature and offers considerable potential, subject to any necessary consents.

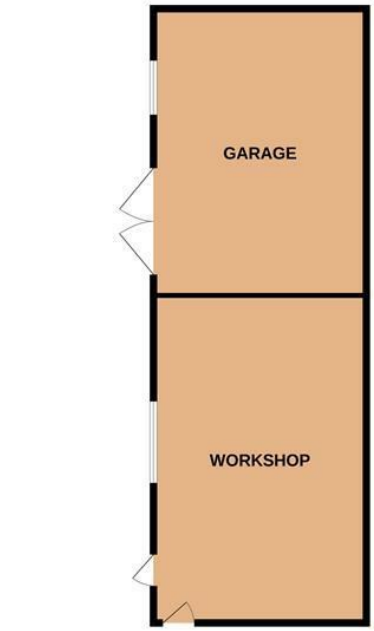
Tenure: To be confirmed
EPC Rating: To be confirmed
Council Tax Band: To be confirmed

Important Notice

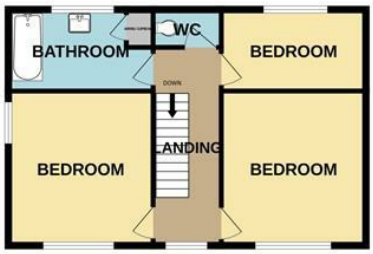
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GROUND FLOOR

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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