

Crowther|Key

SALES

£310,000



Chapel View Earl Sterndale
Buxton SK17 0BU



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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Location

Chapel View occupies an enviable position in the heart of Earl Sterndale, a small and picturesque village of greystone cottages set in the Upper Dove Valley within the Peak District National Park, approximately five miles south of the celebrated spa town of Buxton. The village is a renowned base for walkers and cyclists, surrounded by dramatic countryside and the distinctive limestone peaks of Chrome Hill and Parkhouse Hill, with Dovedale within walking distance. It offers a friendly community with the historic Quiet Woman public house, St Michael's Church, a primary school and a village green, while the nearby villages of Longnor and Hartington and the town of Buxton provide a wider range of everyday amenities. Buxton also offers a railway station with regular direct services to Manchester Piccadilly.

Ground Floor

Kitchen — 19'7" × 13'4" maximum (5.97m × 4.06m), of L-shape

A spacious kitchen fitted with an attractive range of units and worktops. Inset sink unit, electric cooker point, plumbing for a washing machine, built-in cupboard, uPVC double glazed window, a door to the front, double radiator, night storage heater and an original beamed ceiling.

Lounge — 15'0" × 11'9" (4.57m × 3.58m)

Two uPVC double glazed windows, radiator, night storage heater, an open fire with back boiler serving the central heating and hot water, and stairs rising to the first floor.

First Floor

Landing

Giving access to the first-floor accommodation.

Bedroom — 12'6" × 7'3" (3.81m × 2.21m)

uPVC double glazed window, radiator, night storage heater, built-in cupboards and an airing cupboard housing the hot water cylinder and immersion heater.

Bedroom — 10'7" × 7'8" (3.23m × 2.34m)

uPVC double glazed window, night storage heater and a built-in cupboard.

Internal Study Room — 7'5" × 7'3" (2.26m × 2.21m)

A useful internal room with a built-in cupboard and a radiator, currently used as a bedroom.

Bathroom

Panelled bath, electric shower unit and screen over, pedestal wash basin, low flush WC, uPVC double glazed window and a radiator.

Outside

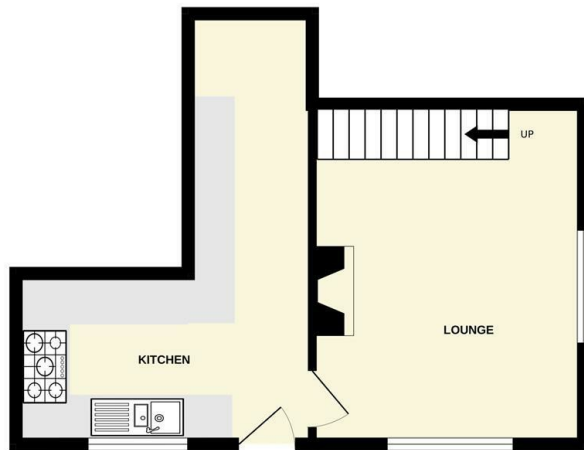
An attractive rear garden with an Indian stone paved patio area, together with two worksheds and a stone built outhouse.

To the front is an well maintained garden with a range of plants and shrubs.

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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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