Crowther | Key

SALES







£195,000

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8 Upper End Road
Buxton SK17 8AU









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
Peak Dale is a charming small village located approximately two and a half miles from the spa town of Buxton, sitting on the outskirts of the Peak District National Park. The property enjoys easy access to both the vibrant amenities of Buxton—including the historic Pavilion Gardens, Buxton Opera House, and excellent shopping facilities—and the stunning natural attractions of the Peak District. The village offers a tranquil setting with good transport links and easy reach of local schools, shops, and recreational facilities. Nearby Tideswell, known as the Cathedral of the Peak, and the popular Monsal Trail provide excellent walking and leisure opportunities.

The location is a walker's paradise, with an abundance of scenic routes ideal for all fitness levels. The Monsal Trail—a popular five-mile traffic-free walking and cycling route—is just two miles away and runs through spectacular limestone dales between Millers Dale and Bakewell. The Limestone Way and Pennine Bridleway offer further long-distance walking opportunities from the doorstep. For shorter rambles, Deep Dale Nature Reserve, the Derbyshire Dales National Nature Reserve, and countless Peak District footpaths provide easy access to outstanding natural landscapes. Chrome Hill and Parkhouse Hill peaks lie nearby, offering excellent hiking and panoramic countryside views.

Ground Floor

Open Plan Lounge / Kitchen 20'10" × 12'7" (6.35m × 3.84m)
A generous double-aspect reception combining lounge and kitchen areas with excellent natural light. The kitchen is fitted with attractive units and worktops, wall cupboards, plumbing for washing machine, four-ring stainless steel gas hob, extractor hood, and built-under stainless steel electric oven. Two Velux roof windows and two uPVC windows flood the space with light, whilst a banded ceiling adds architectural interest. Steps lead to the first floor.

First Floor

Bathroom
Panelled bath, pedestal wash basin, low-flush WC and uPVC windows. Electric shower unit provides additional shower facility. Well-appointed and modern.

Bedroom 12'0" × 6'6" (3.66m × 1.98m)
uPVC windows and double radiator. A well-proportioned bedroom with good natural light.

Study / Home Office 8'5" × 5'2" (2.57m × 1.57m)
uPVC windows, double radiator and linen cupboard. A versatile room ideal for home working or study.

Bedroom 11'10" × 9'8" (3.61m × 2.95m)
uPVC windows and double radiator. A spacious second bedroom providing excellent accommodation.

Outside
The property benefits from a good rear garden laid to patio area with an attractive barn structure. A pleasant outdoor space ideal for relaxation and entertaining.
The property is equipped with an Alpha combi boiler providing efficient heating and hot water throughout.

Buyer ID Checks – Under anti-money laundering rules, every buyer must have their identity checked before a sale can go ahead. When your offer on a Crowther Key property is accepted, we'll ask each buyer to complete a quick digital ID check through our partner, Thirdfort, and we'll keep your details under review until completion. This only confirms who you are. It's not a credit check, so your credit file won't be affected. There's a charge of £30.00 including VAT for each buyer. This is payable at the point your offer is agreed, and we'll issue the memorandum of sale once it's paid. By going ahead with your offer, you agree to these checks being carried out. The fee is non-refundable.

Important Notice

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure accuracy of the floorplan contained here measurements of doors, windows, rooms and any other items 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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