

Crowther|Key

SALES

£299,995



25 Dorset Close
Buxton SK17 9PJ



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

The property occupies an established and popular residential setting on the southern 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. Dorset Close lies approximately 1.5 miles from the town centre, where an excellent range of independent retailers, High Street names, cafés and restaurants can be found around the pedestrianised Spring Gardens and The Springs Shopping Centre, alongside the renowned Opera House and the 23-acre Pavilion Gardens. The area is well served by local schooling, including Burbage Primary School and Buxton Community School, while Buxton railway station offers regular direct services to Manchester Piccadilly and the surrounding hills, dales and countryside of the Peak District are all close at hand.

Ground Floor

Entrance Hall

Composite front door, radiator, and stairs rising to the first floor.

Lounge — 25'7" × 11'6" maximum (7.80m × 3.51m)

Two uPVC double glazed windows and two radiators. A characterful stone archway leads through to the snug area.

Snug Area — 13'6" × 5'4" (4.11m × 1.63m)

Multi-fuel stove and uPVC sliding patio doors opening to the garden.

Kitchen — 15'2" × 11'3" (4.62m × 3.43m)

A range of attractive fitted base units with rolled-edge worktops and matching wall cupboards. Stainless steel sink unit, plumbing for a dishwasher, four-ring induction hob, extractor hood and an electric double oven. uPVC double glazed window, uPVC external door, understairs cupboard and a Velux roof window.

Utility — 8'5" × 4'4" (2.57m × 1.32m)

Fitted units with worktop, stainless steel sink unit and wall cupboards. Plumbing for a washing machine, Velux roof window and a radiator.

Wetroom

Electric shower unit, wash hand basin, low flush WC, chrome heated towel rail, uPVC double glazed window and an extractor fan.

First Floor

Landing

uPVC double glazed window and a built-in cupboard housing the Worcester Greenstar combi boiler.

Bedroom One — 10'8" × 7'9" (3.25m × 2.36m)

uPVC double glazed window and a radiator, with an opening through to the dressing room area.

Dressing Room Area — 8'0" × 7'0" (2.44m × 2.13m)

Formerly the third bedroom and capable of easy reinstatement, currently fully fitted with wardrobes, drawers and a dressing table unit. uPVC double glazed window.

Bedroom Two — 12'9" × 8'6" (3.89m × 2.59m)

uPVC double glazed window, radiator and built-in wardrobes.

Shower Room

Shower enclosure with electric shower unit, wash hand basin set within a vanity unit, low flush WC, chrome heated towel rail, uPVC double glazed window and an extractor fan.

Outside

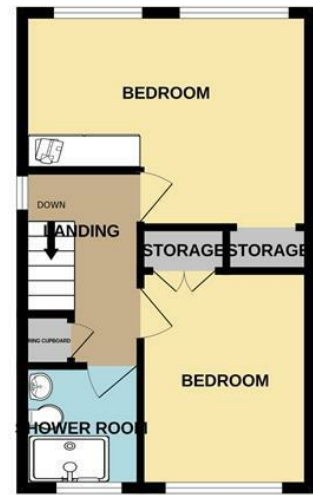
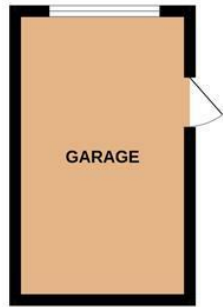
A very attractive rear garden with a paved patio area, together with a further side patio area. A detached garage measuring 17'1" × 8'8" (5.21m × 2.64m) is fitted with electric light and power; please note there is no vehicular access to the garage.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(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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