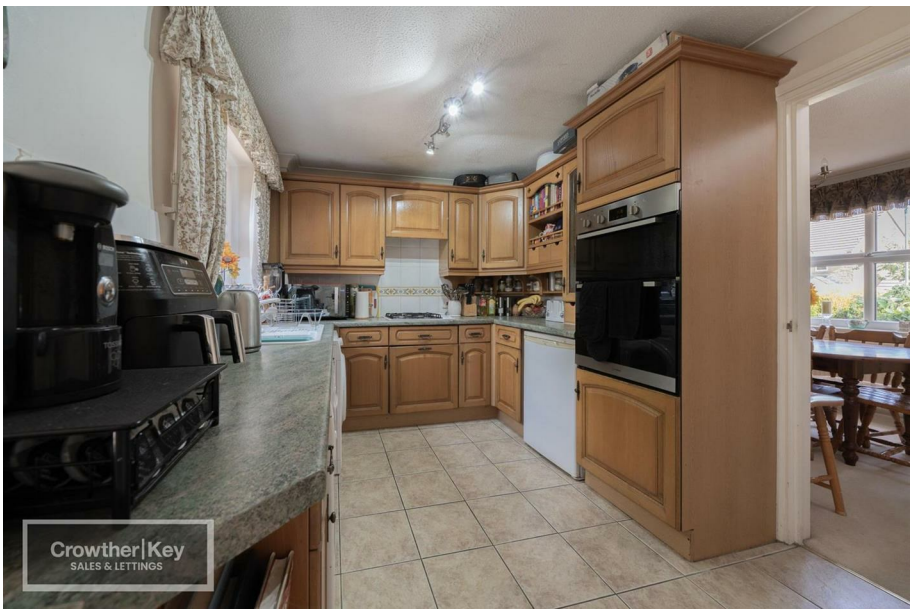
Crowther | Key

SALES







£389,995

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14 Aspen Close
Buxton SK17 6FD









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

The property is situated in the popular and well-regarded Corbar area, on the northern 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. Aspen Close lies approximately a quarter of a mile 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. A Waitrose supermarket and local schooling, including St Anne's Catholic Voluntary Academy, are close by, while Buxton railway station — offering regular direct services to Manchester Piccadilly — is within a short walk, and the countryside of Corbar Woods and the wider Peak District is close at hand.

Ground Floor

Entrance Hall
uPVC front door, uPVC double glazed window, radiator and stairs rising to the first floor.

Separate WC
Low flush WC, wash hand basin, radiator and a uPVC double glazed window.

Dining Room — 10'1" × 9'0" (3.07m × 2.74m)
uPVC double glazed window and a double radiator.

Kitchen — 13'4" × 8'5" (4.06m × 2.57m)
A range of oak fitted base units with rolled-edge worktops and matching wall cupboards. Inset sink unit, plumbing for a washing machine, four-ring gas hob, extractor hood, stainless steel electric double oven, plumbing for a dishwasher and an understairs cupboard. uPVC double glazed window and a double radiator.

Rear Porch
uPVC double glazed window and door.

Lounge — 17'9" × 11'0" (5.41m × 3.35m)
uPVC double glazed window, uPVC sliding patio doors opening to the rear garden, two double radiators and a fitted gas fire.

First Floor

Landing
uPVC double glazed window, double radiator and a built-in cupboard housing the Ideal Logic combi boiler.

Bathroom
Panelled bath with shower and screen over, pedestal wash basin, low flush WC, uPVC double glazed window, radiator and an extractor fan.

Bedroom One — 11'7" × 10'1" (3.53m × 3.07m), measured to the wardrobe fronts
Fitted wardrobes, uPVC double glazed window and a radiator.

En-Suite Shower Room
Shower enclosure, wash hand basin set within a vanity unit, low flush WC, uPVC double glazed window, double radiator and an extractor fan.

Bedroom Two — 11'1" × 8'7" (3.38m × 2.62m)
uPVC double glazed window, radiator, fitted wardrobes with dressing table unit.

Bedroom Three — 9'0" × 8'7" (2.74m × 2.62m)
uPVC double glazed window and a radiator.

Outside

An attractive and private rear garden laid to a paved patio area and lawn. The property further benefits from a single 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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