Crowther | Key

SALES







£235,000

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3 Ferneydale Avenue
Buxton SK17 9LN









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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EPC & Floorplan to follow.

Location

The property is situated in the popular Harpur Hill area, on the southern fringe 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. Ferneydale Avenue lies approximately 1.3 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. Local convenience stores and schooling, including Harpur Hill Primary School, are close by, while Buxton railway station offers regular direct services to Manchester Piccadilly and the open countryside of the Peak District is right on the doorstep.

Ground Floor

Porch
uPVC front door and windows.

Entrance Hall
Radiator, stairs rising to the first floor and an understairs cupboard.

Lounge — 13'9" × 10'8" (4.19m × 3.25m)
uPVC double glazed window, radiator and a back boiler serving the central heating and hot water.

Dining Room — 10'7" × 10'0" (3.23m × 3.05m)
uPVC French doors opening to the rear garden and a double radiator.

Kitchen — 10'0" × 9'10" (3.05m × 3.00m)
A range of attractive fitted base units with rolled-edge worktops and matching wall cupboards. Four-ring stainless steel gas hob, extractor hood, built-under stainless steel electric oven, integrated fridge and freezer, plumbing for a washing machine, uPVC double glazed window and a double radiator.

Side Porch
Two uPVC double glazed windows.

First Floor

Landing
uPVC double glazed window.

Bedroom One — 11'9" × 10'2" (3.58m × 3.10m)
uPVC double glazed window, radiator, built-in wardrobes and an airing cupboard housing the hot water cylinder along one wall.

Bedroom Two — 11'1" × 10'8" (3.38m × 3.25m)
uPVC double glazed window, radiator and a built-in double wardrobe.

Bedroom Three — 9'6" × 7'8" (2.90m × 2.34m)
uPVC double glazed window, radiator and a built-in cupboard.

Bathroom
Panelled bath, pedestal wash basin, low flush WC, uPVC double glazed window and a radiator.

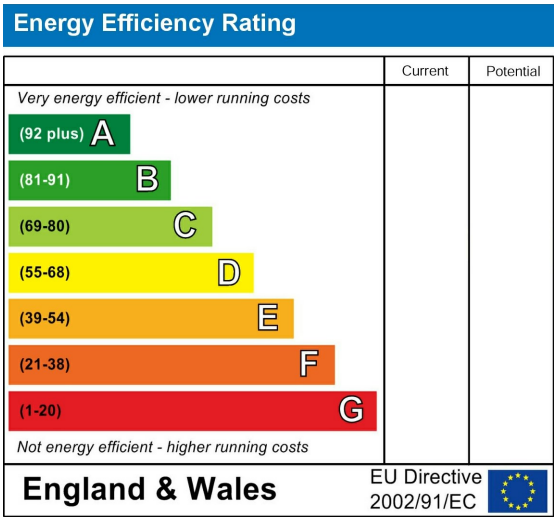
Outside

A rear garden, two outside store sheds and driveway parking for two vehicles.

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).


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SALES & LETTINGS


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(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