

Crowther|Key

SALES

£179,995



20 Onward Cottages
Buxton SK17 7ND



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 is situated in Fairfield, a well-established and friendly residential community on the north-eastern 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. Local shops and schooling, including Fairfield Primary Schools, are within walking distance, while Buxton town centre, the railway station and the 23-acre Pavilion Gardens lie roughly a mile away, with open countryside and the wider Peak District close at hand. Fantastic Bus links to all areas of Buxton.

Ground Floor

Lounge — 13'3" × 11'10" (4.04m × 3.61m)

uPVC front door opening directly into the room, uPVC double glazed window and a double radiator.

Kitchen — 13'3" × 8'9" maximum (4.04m × 2.67m)

A range of fitted units and worktops with matching wall cupboards. Stainless steel sink unit, four-ring stainless steel gas hob, extractor hood, built-under stainless steel electric oven, plumbing for a washing machine, uPVC double glazed window, double radiator and a uPVC door to the rear.

Shower Room

Shower enclosure, low flush WC, pedestal wash basin, uPVC double glazed window and a chrome heated towel rail.

First Floor

Bedroom One — 13'4" × 12'0" (4.06m × 3.66m)

uPVC double glazed window and a double radiator.

Bedroom Two — 8'2" × 6'0" (2.49m × 1.83m)

uPVC double glazed window and a radiator.

Separate WC

Low flush WC with wash hand basin set within the cistern, and the Alpha combi boiler.

Outside

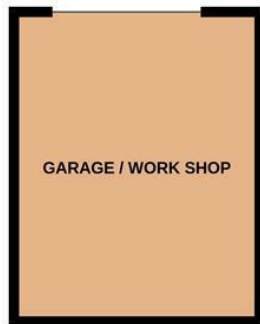
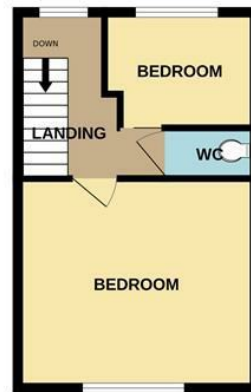
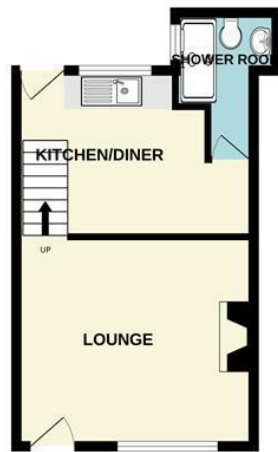
Enclosed rear courtyard, detached garage measuring 17'7" × 14'0" (5.36m × 4.27m) with electric light and power and an up-and-over door, together with driveway parking for two to four vehicles.

Important Notice

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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		87
(69-80) C		
(55-68) D	61	
(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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