

Crowther|Key

SALES

£399,995



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

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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 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)

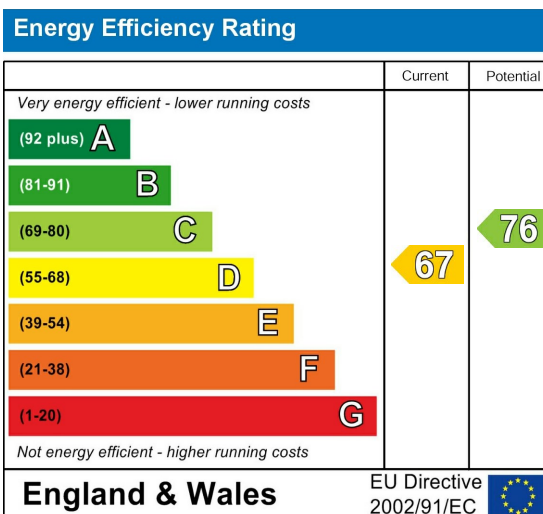
uPVC double glazed window and a radiator.

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

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