

Crowther|Key

SALES



£230,000



15 Cairn Drive
Buxton SK17 9XQ



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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With a modern kitchen/breakfast room opening directly onto the garden via French doors, a convenient ground-floor cloakroom and two comfortable double bedrooms, the property is ideally suited to first-time buyers, downsizers and investors alike.

Location

The property occupies a popular residential cul-de-sac setting in 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. Cairn Drive 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 town is well served by local schooling and by Buxton railway station, offering regular direct services to Manchester Piccadilly, while 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 — 13'4" × 10'1" (4.06m × 3.07m)

uPVC double glazed window and a radiator.

Kitchen/Breakfast Room — 13'3" × 9'10" (4.04m × 3.00m)

A range of fitted base and wall units with rolled-edge worktops and matching wall cupboards. Built-under stainless steel electric oven and four ring stainless steel gas hob, stainless steel sink unit and plumbing for a washing machine. Double radiator, uPVC double glazed window and uPVC French doors opening to the rear garden. Ideal Logic combi boiler and a useful understairs cupboard.

Separate WC

Low flush WC, pedestal wash hand basin, uPVC double glazed window, extractor fan and a radiator.

First Floor

Landing

Radiator.

Bedroom One — 13'4" × 10'10" (4.06m × 3.30m)

uPVC double glazed window, radiator and a built-in cupboard.

Bedroom Two — 13'4" × 8'8" (4.06m × 2.64m)

A comfortable second double bedroom.

Bathroom

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


Outside

A good-sized rear garden laid mainly to lawn with a paved patio area, ideal for outdoor dining and entertaining. To the front, a private driveway provides off-road parking for two vehicles.

Important Notice

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk