

# Crowther|Key

## SALES

£179,995



83 Rockfield Road  
Buxton SK17 7LE



**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**

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

## Location

The property is situated in Fairfield, an established and popular residential district 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. Rockfield Road lies approximately half a mile from Buxton 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 immediate area is well served by everyday amenities and local schooling, while Buxton railway station — offering regular direct services to Manchester Piccadilly — is within around half a mile, and the wider Peak District countryside is close at hand.

## Ground Floor

### Entrance Hall

uPVC front door and stairs rising to the first floor.

### Lounge — 13'1" × 13'3" (3.99m × 4.04m)

uPVC bay window and a living flame gas fire.

### Kitchen/Breakfast Room — 15'0" × 8'4" (4.57m × 2.54m)

A range of fitted base units with rolled-edge worktops and matching wall cupboards. Inset sink unit, plumbing for a washing machine and dishwasher, gas cooker point, extractor hood, two uPVC double glazed windows, a uPVC door to the rear and an understairs cupboard.

## First Floor

### Landing

uPVC double glazed window.

### Bedroom One — 12'3" × 10'6" plus recess (3.73m × 3.20m)

Two uPVC double glazed windows and a built-in cupboard.

### Bedroom Two — 10'7" × 6'2" (3.23m × 1.88m)

uPVC double glazed window.

### Bathroom

Panelled bath with electric shower unit and screen over, wash hand basin set within a vanity unit, low flush WC, uPVC double glazed window and an airing cupboard housing the hot water cylinder.

## Outside

A good rear garden laid to a paved patio area, together with a garden shed with power. To the front, driveway parking is provided for two to three 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).

