Crowther | Key

SALES







£249,995

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3 Dale Road
Buxton SK17 6LN









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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Location

The property occupies a convenient and central position on Dale Road in the heart 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. The town centre is within easy walking distance, offering a good choice of independent shops, cafés and bars, together with the renowned Opera House and the 23-acre Pavilion Gardens, while primary schooling is only a few minutes' walk away. Buxton railway station, offering regular direct services to Manchester Piccadilly, is around half a mile distant, and the open countryside of the wider Peak District sits right on the doorstep.

Ground Floor

Vestibule
uPVC front door.

Entrance Hall
Victorian reproduction column radiator and stairs rising to the first floor.

Lounge — 14'9" × 12'7" (4.50m × 3.84m)
uPVC double glazed bay window, double radiator, a further radiator, living flame gas fire and French doors leading through to the dining room.

Dining Room — 13'9" × 13'0" (4.19m × 3.96m)
uPVC double glazed window and a radiator.

Kitchen — 12'0" × 7'5" (3.66m × 2.26m)
A range of fitted units and worktops with matching wall cupboards. Five-ring gas hob, stainless steel extractor hood, stainless steel electric double oven, integrated fridge and freezer, plumbing for a washing machine and dishwasher, uPVC double glazed window, uPVC door to the rear and a radiator.

Cellar

A useful cellar accessed off the ground floor, providing excellent additional storage.

First Floor

Landing
uPVC double glazed window, radiator and a linen cupboard housing the heated towel rail.

Separate WC
Low flush WC with concealed cistern.

Bathroom
Corner bath, shower enclosure, wash hand basin set within a vanity unit, heated towel rail, uPVC double glazed window and an extractor fan.

Bedroom — 16'5" × 12'0" (5.00m × 3.66m)
Two uPVC double glazed windows and a double radiator.

Bedroom — 13'7" × 9'3" (4.14m × 2.82m)
uPVC double glazed window and a radiator.

Second Floor

Landing
uPVC double glazed window.

Bedroom — 14'7" × 12'0" (4.45m × 3.66m)
uPVC double glazed window and a radiator.

Bedroom — 13'8" × 9'0" (4.17m × 2.74m)
uPVC double glazed window and a radiator.

Outside
An attractive, enclosed rear yard/garden laid mainly to an Indian stone paved patio with artificial turf — a low-maintenance and private space, ideal for outdoor seating and entertaining.

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).



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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