Crowther | Key

SALES







£465,000

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33 Hogshaw Drive
Buxton SK17 7AX









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

Hogshaw Drive is a quiet residential road only around a quarter of a mile from the town centre at Spring Gardens, making the shops, cafés, supermarkets and the Pavilion Gardens comfortably walkable. Buxton railway station is approximately a quarter of a mile away, offering regular Northern services on the Buxton line towards Stockport and Manchester, with the A6 giving straightforward road access towards Stockport, various schools close by St Annes and St Thomas Moores are a 2minute walk away, and the open countryside of the Peak District National Park on the doorstep.

Entrance Hall
Hardwood front door, double radiator, oak flooring, stairs to first floor.

Separate W.C.
Low flush W/C, porcelain wash hand basin in vanity unit, double radiator, UPVC window, oak floor.

Living Room – 16'6" × 11'5"
Spacious room with stone fireplace surround, UPVC bay window, double radiator, oak flooring. French doors to:

Dining Room – 12'4" × 11'5"
UPVC patio doors opening to the rear garden, double radiator.

Kitchen/Breakfast Room – 17'6" × 15'5"
Newly fitted kitchen comprising fitted units and quartz worktops. Includes wall cupboards, round edged worktops, appliance housing, extractor hood, stainless steel four ring gas hob, integrated fridge, integrated dishwasher, 13ft double oven, column radiator, double radiator, inset sink unit, UPVC French doors to rear garden, UPVC window, Karndean flooring.

Utility Room – 8' × 5'
Fitted units and granite worktops, wall cupboards, inset sink unit, plumbing for washing machine, UPVC door to side, radiator.

Landing
Access to all bedrooms, airing cupboard with unvented hot water cylinder, radiator.

Family Bathroom
Porcelain bath, low flush W/C, porcelain wash basin, shower enclosure, chrome heated towel radiator, extractor fan, UPVC window.

Bedroom One – 12' × 11'5"
UPVC window with shutters, radiator, 2 sets of built-in wardrobes.

En-suite shower room: shower enclosure, W/C in vanity unit, wash basin in vanity unit, chrome heated towel radiator, UPVC window, extractor fan.

Bedroom Two – 10' × 9'5"
UPVC window, radiator, 2 sets of built-in wardrobes.

Bedroom Three – 9'6" × 6'9"
UPVC window, radiator, built-in wardrobes.

Bedroom Four – 9'3" × 8'6"
UPVC window, radiator, 2 sets of built-in wardrobes.

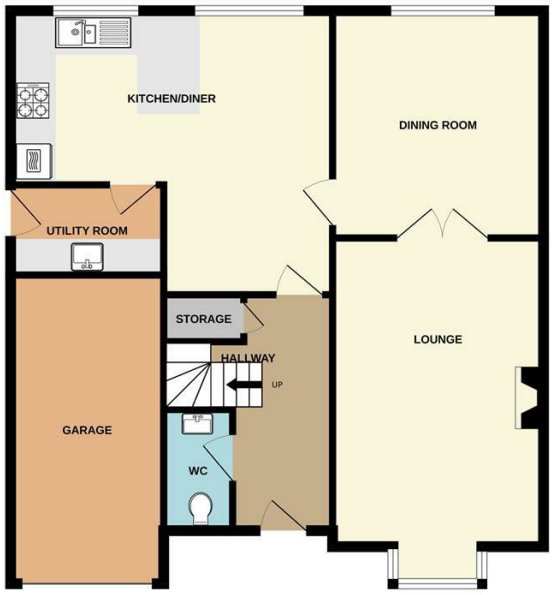
En-suite shower room: shower enclosure with multi-jet system, porcelain wash basin, low flush W/C, UPVC window, radiator, extractor fan.

Bedroom Five – 9' × 8'1"
UPVC window, double radiator, fitted wardrobes.

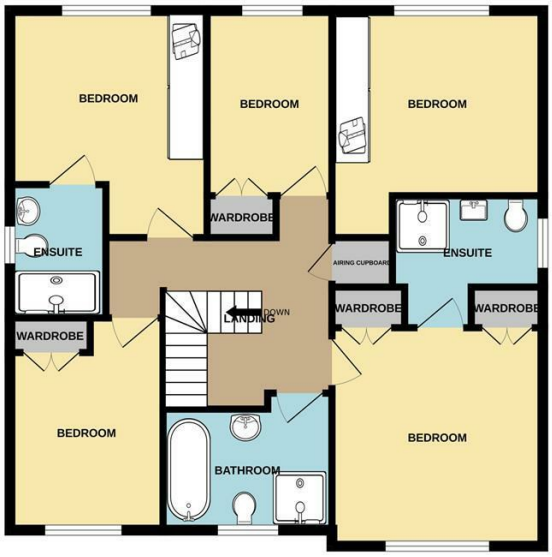
Garage – 17'2" × 8'
With recently installed Alpha combination boiler, electric light and power, up-and-over door.

Exterior
Block-paved driveway providing parking for two cars. Good-sized rear garden laid to lawn with paved patio area (Indian stone) and side access to a raised entertaining area.

GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

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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