



Crowther|Key

SALES

£86,795

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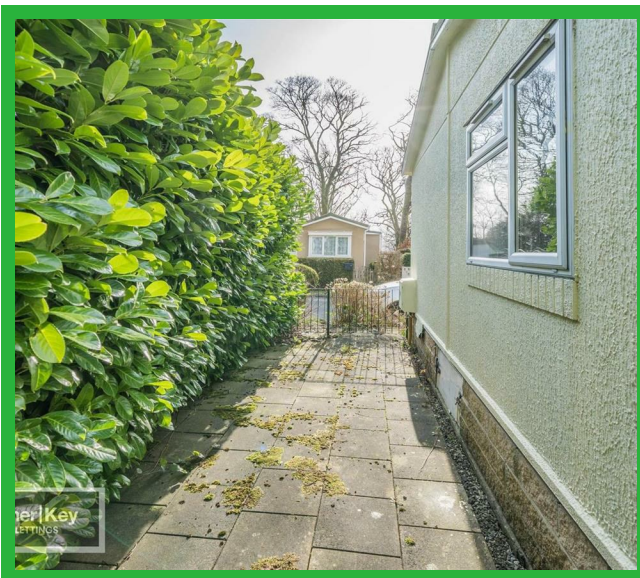
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64 The Punch Bowl Manchester Road
Duxton SK17 6TD

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

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



The park home boasts a spacious and inviting interior, designed for comfort and convenience. With ample living space, it features a well-appointed kitchen that flows seamlessly into a cosy lounge area, ideal for relaxation or entertaining guests. Large windows allow natural light to flood the rooms, creating a warm and welcoming atmosphere throughout.

£225.25 PCM (£2703 PA) Ground Rent Inc Water
Council Tax paid separately Band A
Over 40s Only
No Holiday Lets

The property includes comfortable bedrooms, providing a restful haven at the end of the day. The bathroom is modern and well-equipped, ensuring all your needs are met. Outside, the park home is set within a well-maintained community, offering a sense of security and camaraderie among neighbours.

Buxton itself is renowned for its rich history and vibrant culture, with an array of shops, cafes, and recreational facilities just a short distance away. The town is famous for its natural mineral water springs and stunning architecture, making it a delightful place to explore.

This park home on Manchester Road presents an excellent opportunity for those looking to downsize or enjoy a more relaxed lifestyle in a beautiful part of the country. With its appealing location and comfortable living space, it is sure to attract interest from a variety of buyers. Don't miss your chance to make this charming property your new home.

Kitchen (10ft 10in x 9ft 5in)
Floor units with round edge worktops, wall cupboards, 4 ring stainless steel gas hob, extractor hood, stainless steel electric oven, Alpha combi boiler, UPVC window and door, stainless steel sink unit, plumbing for washing machine.

Lounge (16ft 5in x 9ft 5in)
2 UPVC windows, double radiator, electric feature fireplace.

Inner Hall
UPVC door to side.

Shower Room
Shower, pedestal wash basin, low flush wc, UPVC window, double radiator, extractor fan.

Bedroom (11ft 18in x 9ft 5in)
Fitted wardrobe, 2 UPVC windows, double radiator.

Outside
Off road parking for 1 car.

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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