Crowther | Key

SALES







£259,995

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22 Woodside
Buxton SK17 6PW









<u>Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008</u>

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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Energy Efficiency & Sustainability

A rare opportunity to acquire a home with truly exceptional green credentials. The property has been thoughtfully upgraded to achieve an outstanding EPC rating of A, and benefits from solar panels, a 10 kWh battery storage system (housed in the attic) and an air source heat pump. Together, these keep energy bills and carbon emissions remarkably low — a valuable and increasingly sought-after feature, and one rarely found in a home of this type.

Location

The property is situated on Woodside, in a convenient and well-established residential area within the central part 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 reach, approximately half a mile away, offering an excellent range of independent retailers, High Street names, cafés and restaurants around the pedestrianised Spring Gardens and The Springs Shopping Centre, alongside the renowned Opera House and the 23-acre Pavilion Gardens. Buxton railway station, offering regular direct services to Manchester Piccadilly, is close by, as are local schooling and everyday amenities, while the open countryside of the Peak District is right on the doorstep.

Ground Floor

Porch
Composite front door.

Lounge — 13'1" × 12'8" (3.99m × 3.86m)
uPVC double glazed window, double radiator, understairs cupboard and stairs rising to the first floor.

Kitchen/Breakfast Room — 16'0" × 8'10" (4.88m × 2.69m)
A range of attractive fitted units with worktops and matching wall cupboards. Four-ring induction hob, extractor hood, built-under stainless steel electric oven, stainless steel sink unit, plumbing for a washing machine and dishwasher, uPVC double glazed window, double radiator and a composite door to the rear garden.

First Floor

Landing
Double radiator.

Bedroom One — 13'0" × 8'9" (3.96m × 2.67m)
uPVC double glazed window, double radiator and a built-in double wardrobe.

Bedroom Two — 13'0" × 8'3" (3.96m × 2.52m)
uPVC double glazed window and a double radiator.

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

Outside

An enclosed rear garden with a paved patio area and artificial turf, housing the air source heat pump, together with a detached timber workshop measuring 14'10" × 12'0" (4.52m × 3.66m) with electric light and power. The property further benefits from two parking spaces.

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).

GROUND FLOOR

1ST FLOOR



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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