Crowther | Key

SALES







£565,000

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17 Green Lane
Buxton SK17 9DP









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 is situated in the popular and well-regarded Burbage area, on the south-western 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. Green Lane lies approximately one mile from the 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 particularly well served by schooling, with Burbage Primary School and Buxton Community School both close by, while Buxton railway station offers regular direct services to Manchester Piccadilly and the open countryside of Grin Low, the Cavendish Golf Course and the wider Peak District is right on the doorstep.

Ground Floor

Entrance Hall
uPVC double glazed window, double radiator and stairs rising to the first floor.

Separate WC
Low flush WC, wash hand basin and a uPVC double glazed window.

Study — 9'2" × 8'10" (2.79m × 2.69m)
uPVC double glazed window and a radiator.

Kitchen/Breakfast Room — 13'6" × 10'7" (4.11m × 3.23m)
A range of fitted base units with rolled-edge worktops and matching wall cupboards. Four-ring gas hob, extractor hood, stainless steel fan-assisted electric oven, inset sink unit and plumbing for a dishwasher. uPVC double glazed window and a double radiator.

Utility — 12'0" × 4'10" (3.66m × 1.47m)
Fitted units with worktop, stainless steel sink unit, plumbing for a washing machine, wall cupboards and a uPVC door to the front.

Dining Room — 10'8" × 10'7" (3.25m × 3.23m)
Radiator.

Lounge — 22'10" × 12'5" (6.96m × 3.78m)
uPVC bay window, uPVC sliding patio doors opening to the garden, two double radiators and a living flame gas fire.

First Floor

Landing
uPVC double glazed window, double radiator and a linen cupboard.

Bedroom One — 12'2" × 11'3" (3.71m × 3.43m)
Fitted wardrobes along one wall and a radiator.

En-Suite Shower Room
Shower enclosure, wash hand basin set within a vanity unit, low flush WC and a built-in cupboard.

Bedroom Two — 12'5" × 8'8" (3.78m × 2.64m)
uPVC double glazed window, radiator and built-in wardrobes.

Bedroom Three — 10'8" × 9'7" (3.25m × 2.92m)
uPVC double glazed window, radiator and built-in wardrobes.

Bedroom Four — 10'7" × 9'7" (3.23m × 2.92m)
uPVC double glazed window, radiator and built-in wardrobes.

Bathroom
Panelled bath with electric shower unit over, wash hand basin set within a vanity unit, low flush WC and a chrome heated towel rail.

Outside

A small garden area to the rear. The property further benefits from a large double garage measuring 17'0" × 16'10" (5.18m × 5.13m), with an up-and-over door, electric light and power, and housing the Worcester Greenstar combi boiler, together with two parking spaces to the front of the garage.

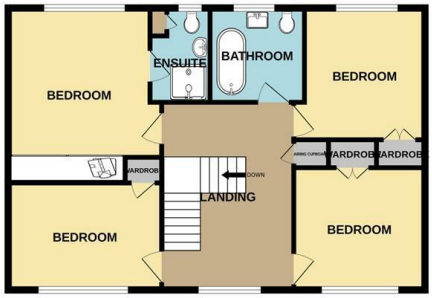
Important Notice

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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