



6 Springdale
Buxton SK17 6DW

Crowther|Key

SALES

£349,995

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(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



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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NO CHAIN!! Three-bedroom town house built in 2011 by Taylor Wimpey. Three bedrooms, lounge, kitchen/diner, bathroom, en-suite shower for master bedroom, ground floor cloakroom, utility room, integral garage. Driveway parking (one vehicle but room to extend). Council tax band C. Freehold. Bang & Olufsen home entertainment system and fitted appliances included. Furniture subject to negotiation.

General

Quiet cul-de-sac off St John's Road. Within a short walk of The Pavilion Gardens, Opera House and the town centre and local amenities. On the edge of Cavendish Golf Course with views up to Burbage Edge. River Wye at bottom of road.

Heating / Energy efficiency

EPC C (2024) <https://find-energy-certificate.service.gov.uk/energy-certificate/2061-4773-8040-4001-8101>

Fully uPVC sealed unit double glazed. Recently fitted new front and back doors. Mains gas. Worcester Bosch combi boiler fitted in Dec 2021 (Greenstar Style GR8700iW 30C, A rated energy efficiency). Bosch EasyControl thermostat and remote controller. All radiators fitted with thermostatic valves. Bathroom, shower room, utility room electric underfloor heating with Warmup thermostat controls. Disconnected Google Nest control and thermostat.

Electrics

Safety checked in 2021. Consumer unit in garage. All down-lighters fitted with LED bulbs.

Google Nest smoke and carbon monoxide detectors on all floors.

Details

Top floor

Master bedroom: Two fitted wardrobes. Telephone point. Radiator.

En-suite shower room for master bedroom: Walk-in shower. Shower mood lighting. Electric flushing toilet. Sink. Heated towel rail. Electric underfloor heating. Extractor fan. Marble tiling, mirrored bathroom cabinet.

Second bedroom: Fitted wardrobe. Telephone point. B&O hifi speaker (disconnected). Radiator

Bathroom:

Villeroy & Boch whirlpool bath. Villeroy & Boch toilet. Sink with storage. TV (disconnected). Electric underfloor heating. Marble tiling.

Landing cupboard:

Boiler, controls for bathroom whirlpool bath and underfloor heating.

First floor

Lounge:

Bang & Olufsen home entertainment system (large flat screen TV, surround sound system, Apple TV, Freeview satellite box, Sony PlayStation). Radiator.

Kitchen/diner:

AEG double electric oven and grill, gas hob, dishwasher, fridge-freezer, extractor fan. Stainless steel sink. Marble work surfaces. Gloss white cupboards (with under cabinet lights). Double doors to lounge. Radiator.

Ground floor

Third bedroom:

Telephone point, B&O hifi speaker (disconnected). Radiator.

Utility room:

AEG washing machine with integral dryer. Stainless steel sink. Two electric towel rails. Electric underfloor heating. Retracting clothesline. Extractor fan.

Cloakroom:

Toilet, sink, under sink storage. Radiator. Extractor fan.

Garage:

Tumble drier, shelving, electrical consumer unit.

Loft space

Top floor hatch access with folding ladder. Fully insulated and boarded.

Garden

Sunny side garden with gate to front garden. Mainly grass. Private. Not overlooked. Large enough for an extension (subject to planning).