Crowther|Key
SALES

£115,000

1

1

12 Cliff Road
Buxton SK17 7NJ

<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

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

Location

The property is situated on Cliff Road, in the popular Stone Bench area on the north-eastern 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. 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. Everyday amenities and local schooling are close by, while Buxton railway station — offering regular direct services to Manchester Piccadilly — is within easy reach, and the open countryside of the Peak District is right on the doorstep.

Ground Floor

Porch
Entrance porch.

Lounge — 13'0" × 12'6" (3.96m × 3.81m)
Radiator.

Kitchen — 12'2" × 9'4" (3.71m × 2.84m)
uPVC double glazed window, composite door to the rear, double radiator, plumbing for a washing machine and the Vaillant combi boiler.

Cellar

A useful cellar providing additional storage.

First Floor

Bedroom — 13'0" × 12'3" (3.96m × 3.73m)
uPVC double glazed window and a radiator.

Bathroom — 12'4" × 9'1" (3.76m × 2.77m)
Corner bath, separate shower enclosure, wash hand basin, low flush WC, built-in cupboard, uPVC double glazed window and a radiator. There is possible staircase access from here for a potential attic conversion, subject to the necessary consents.

Outside

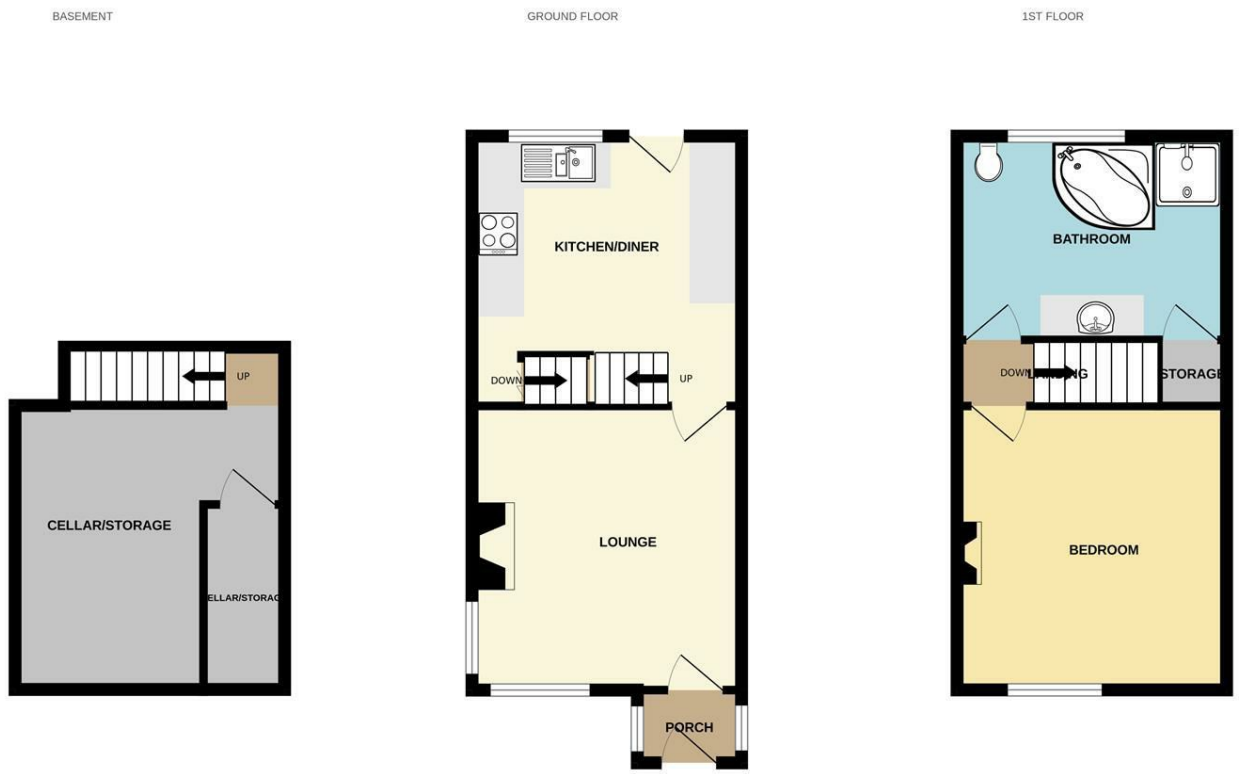
A good rear garden.

Tenure

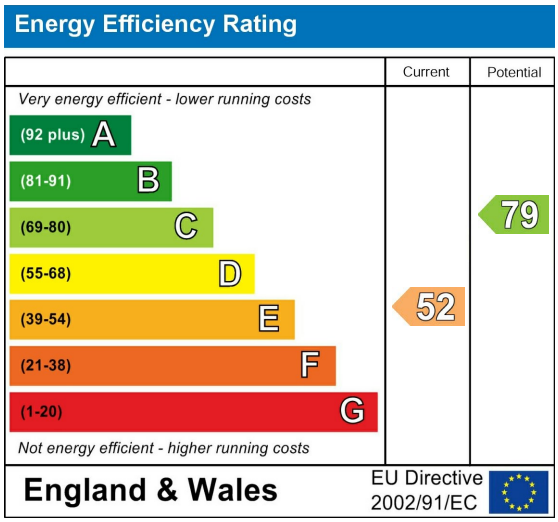
Freehold (to be confirmed). The EPC rating and council tax band are to be confirmed.

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).



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.
Made with Metropix ©2026



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