Crowther | Key

SALES







£150,000

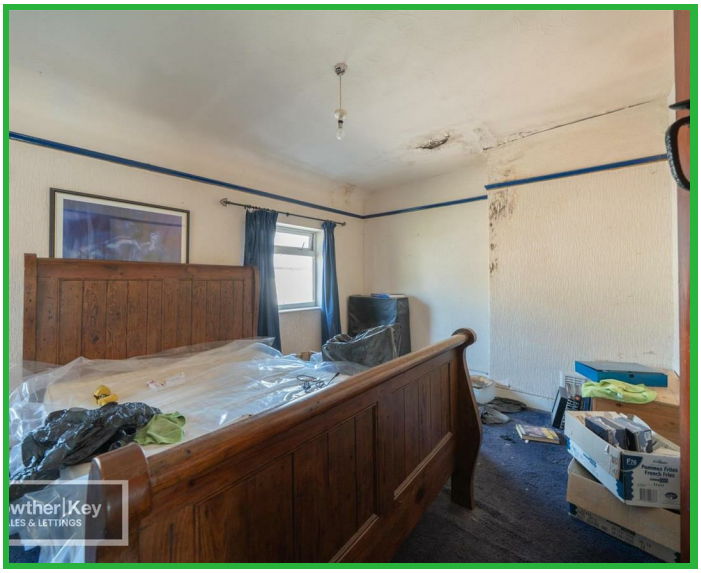
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24 Sterndale Moor
Buxton SK17 9QB









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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The ground floor comprises a welcoming hallway, a generous square lounge with an open fire, and a kitchen/diner ready for refitting, together with a separate WC. To the first floor are two well-proportioned bedrooms — the larger benefitting from a walk-in wardrobe — and a family bathroom. Outside, the property enjoys a particularly large rear garden and driveway parking for two vehicles. With generous proportions, a sought-after Peak District setting and clear potential to add value, this is a home that will appeal to a wide range of buyers.

Location

Sterndale Moor is a small rural hamlet set within the Peak District National Park, positioned alongside the A515 between Buxton and Ashbourne and enjoying an elevated, open countryside setting. The location offers immediate access to the surrounding dales and moorland, while the full range of shops, schools, services and the railway station are found in the spa town of Buxton, approximately 4.5 miles to the north. The A515 provides a direct route into Buxton town centre and southwards through the National Park.

Ground Floor

Hallway

Double radiator, uPVC internal door and stairs rising to the first floor.

Lounge — 13'3 x 13'3 (4.04m x 4.04m)

uPVC double-glazed window, built-in cupboard, and an open fire with back boiler providing central heating and hot water.

Kitchen / Diner — 13'2 x 9'5 (4.01m x 2.87m)

In need of complete refitting, offering scope to install a new kitchen to the buyer's own taste. Radiator, uPVC double-glazed windows and a uPVC stable door giving access to the rear.

Separate WC

Low-flush WC and a uPVC double-glazed window.

First Floor

Bathroom

Panelled bath, pedestal wash basin, low-flush WC, airing cupboard housing the hot water cylinder, uPVC double-glazed window and a radiator.

Bedroom — 13'4 x 10'3 (4.06m x 3.12m) plus recess 7'4 x 4' (2.24m x 1.22m)

Two uPVC double-glazed windows, radiator and a large walk-in wardrobe.

Bedroom — 12'5 x 10'1 (3.78m x 3.07m)

uPVC double-glazed window and a radiator.

Outside

Rear Garden

A very large rear garden.

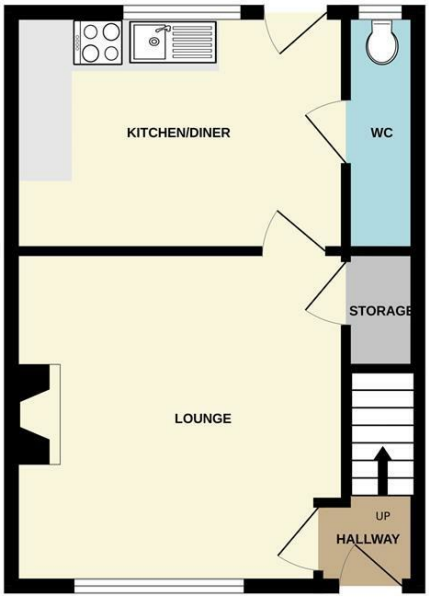
Parking

Driveway parking for two vehicles.

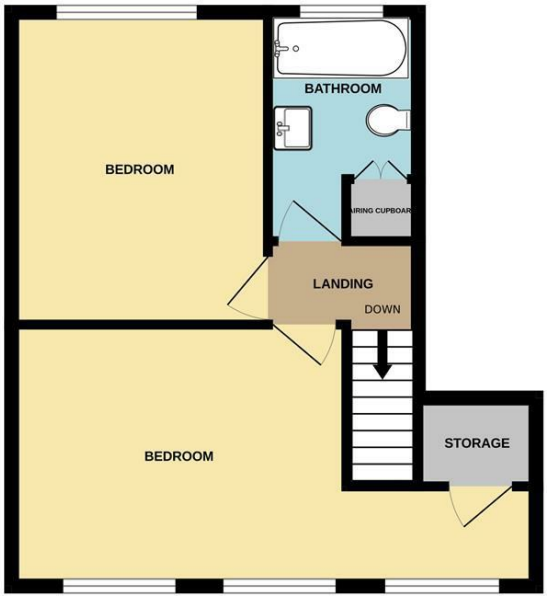
Important Notice

These particulars have been prepared in good faith as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and they should not be relied upon as statements or representations of fact. All measurements are approximate and provided for guidance only. None of the services, appliances, fixtures or fittings have been tested, and no warranty is given as to their condition or operation. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the accuracy of these details before incurring any expense or entering into any contract. The vendor has confirmed and approved the content of these particulars as an accurate description of the property prior to publication. These details have been produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing 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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