

Crowther|Key

SALES

£199,995



40 Granby Road
Buxton SK17 7TL



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.

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Location

Located on Granby Road in the Stone Bench neighbourhood of Buxton, this property is approximately one mile from Buxton town centre and well-positioned for local amenities. The area offers excellent access to primary schools including Fairfield Infant and Nursery School, local supermarkets, and independent retailers. Buxton railway station is approximately one mile away, providing direct connections to Manchester. The property is surrounded by characterful residential streets and is within reach of the Peak District's walking routes and outdoor attractions, making it an attractive base for families and commuters alike.

Accommodation

Ground Floor

Entrance Hall

Welcoming entrance with composite front door, uPVC double-glazed window, and wooden flooring with stairs to first floor.

Living Room 14'1" × 10'9" (4.29m × 3.28m)

Spacious lounge featuring a living flame gas fire and double radiator, providing an excellent focal point and comfortable family gathering space.

Kitchen 21' × 10' (6.40m × 3.05m)

Impressive kitchen with attractive fitted oak units and quality worktops. Equipped with a range cooker, inset sink unit, and plumbing for a washing machine. Well-appointed with wall cupboards and uPVC door opening to the rear garden, offering excellent natural light and a good work flow.

Dining Area

Double radiator and uPVC French doors opening to the rear garden. Breakfast bar providing flexible entertaining and dining space.

First Floor

Landing

Built-in cupboard providing useful storage space. Central heating via an Alpha combi boiler ensures efficient heating throughout.

Bathroom

Fitted with a panelled bath, shower over bath, pedestal wash basin, low-flush WC, chrome heated towel rail, and two uPVC double-glazed windows providing excellent ventilation.

Bedroom One 13' × 8'1" (3.96m × 2.46m)

Double bedroom with built-in cupboards, uPVC double-glazed window, and radiator.

Bedroom Two 15' × 10'3" (4.57m × 3.12m)

Spacious double bedroom with two uPVC double-glazed windows and double radiator.

Bedroom Three 9'7" × 7'1" (2.92m × 2.16m)

Third bedroom with uPVC double-glazed window, double radiator, and built-in cupboard.

Outside

The property benefits from a good rear garden laid mainly to lawn with a paved patio area, offering a peaceful outdoor space for relaxation and entertaining. A front porch provides a sheltered entrance, and there are three outdoor storage sheds ideal for storing garden equipment and tools (outside toilet in one).

Important Notice

These particulars are a general guide only and not part of any contract. All details are believed to be correct but accuracy is not guaranteed. Measurements are approximate. Services and appliances have not been tested. Purchasers should make their own enquiries and satisfy themselves as to the condition and suitability of the property. The vendor has confirmed and approved the details prior to publication. These particulars are produced in accordance with the Consumer Protection from Unfair Trading Regulations 2008.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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