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SALES







£595,995

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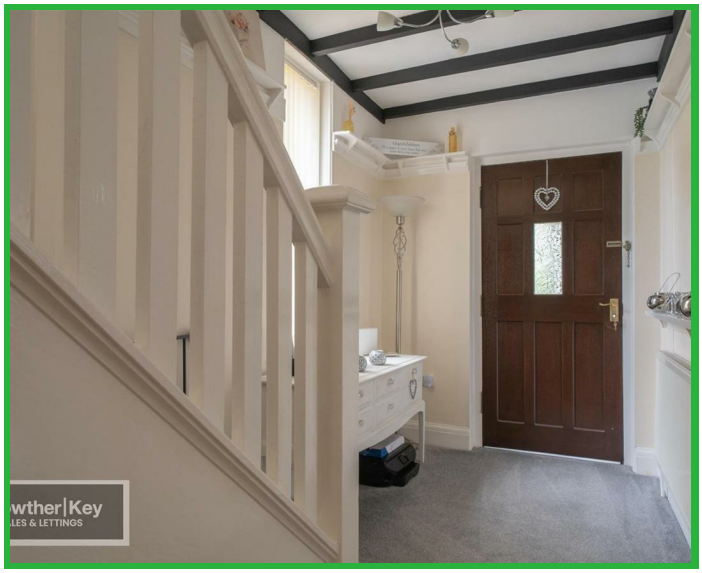
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14 Compton Road
Buxton SK17 9DN









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
Located on Compton Road, this property is within easy reach of Buxton town centre, approximately half a mile away, with its excellent shops, restaurants, and cultural attractions including the Pavilion Gardens. The area is highly regarded for families, with Buxton Junior School just 170 yards away and Buxton Community School within half a mile. Buxton railway station is approximately one mile distant, providing direct services to Manchester. The location offers a perfect blend of suburban convenience and access to Peak District attractions, with excellent local amenities and strong community spirit.

Accommodation

Ground Floor

Porch
Sheltered entrance with uPVC double-glazed windows and door, providing a welcoming entrance to the property.

Entrance Hall
Central hallway with uPVC double-glazed window, radiator, and staircase to the first floor.

Lounge 14'9" × 14'3" (4.50m × 4.34m)
Spacious and welcoming lounge featuring an attractive multi-fuel stove as a striking focal point, uPVC double-glazed window, and double radiator for comfortable year-round living.

Kitchen/Breakfast Room 19'6" × 8'10" (5.94m × 2.69m)
Impressive kitchen with attractive fitted oak units and quality worktops. Well-equipped with a four-ring electric hob, extractor hood, stainless steel electric oven, integrated dishwasher, and stainless steel sink unit. Includes plumbing for a washing machine, wall cupboards, two uPVC double-glazed windows, double radiator, and heated towel rail. Opens to both the dining room and conservatory for excellent flow and entertaining.

Dining Room 16'0" × 11'10" (4.88m × 3.61m)
Substantial dining space with two double radiators, double built-in cupboards for storage, and a beautiful period Victorian-style open fireplace creating a charming focal point.

Conservatory 11'10" × 6'3" (3.61m × 1.90m)
Light and airy conservatory with uPVC double-glazed windows and sliding patio doors opening to the rear garden. Built-in cupboard provides useful storage.

Garage 19'5" × 15'9" (5.92m × 4.80m)
Spacious garage with roller/shutter door, electric lighting, and uPVC door opening to the rear garden. Provides excellent covered storage and potential for further use.

Garden Store
Useful storage building for garden equipment and tools.

Garden Room (By Separate negotiation)
Additional garden room providing flexible space for entertaining, relaxation, or alternative uses.

First Floor

Landing
Central landing providing access to all bedrooms and bathroom. Radiator and uPVC double-glazed window offering good light.

Bedroom One 12'4" × 9'3" (3.76m × 2.82m)
Double bedroom with uPVC double-glazed window and radiator.

Bedroom Two 12'4" × 9'2" (3.76m × 2.79m)
Double bedroom with uPVC double-glazed window and radiator.

Bedroom Three 9'0" × 8'10" (2.74m × 2.69m)
Double bedroom with uPVC double-glazed window, radiator, and fitted cupboards along the wall.

Bedroom Four 16'0" × 10'7" (4.88m × 3.23m)
Spacious double bedroom with uPVC double-glazed window, radiator, and fitted cupboards along the wall.

Bedroom Five 14'3" × 11'6" (4.34m × 3.51m)
Large double bedroom with uPVC double-glazed window, double radiator, wash hand basin in vanity unit, and built-in cupboard.

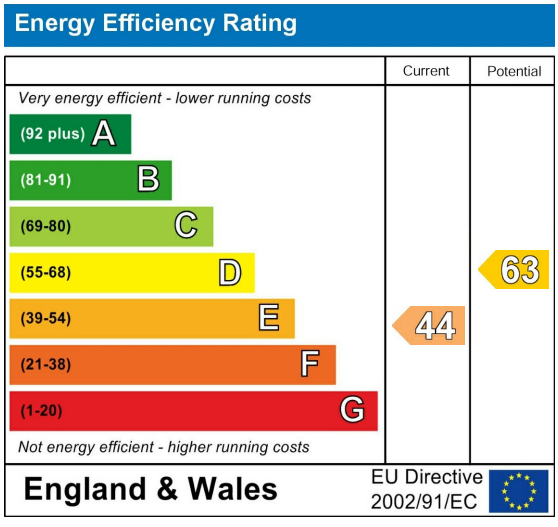
Bathroom
Comprehensive bathroom with panelled bath, pedestal wash basin, low-flush WC, shower enclosure, two uPVC double-glazed windows, and heated towel rail.

Outside
Excellent rear garden providing a peaceful outdoor retreat with good scope for entertaining and relaxation. The property benefits from direct access from the conservatory, a spacious garage with rear access, garden store, and garden room, making this an impressive property with flexible entertaining and storage options.

Buyer ID Checks – Under anti-money laundering rules, every buyer must have their identity checked before a sale can go ahead. When your offer on a Crowther Key property is accepted, we'll ask each buyer to complete a quick digital ID check through our partner, Thirdfort, and we'll keep your details under review until completion. This only confirms who you are. It's not a credit check, so your credit file won't be affected. There's a charge of £30.00 including VAT for each buyer. This is payable at the point your offer is agreed, and we'll issue the memorandum of sale once it's paid. By going ahead with your offer, you agree to these checks being carried out. The fee is non-refundable.

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.





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