Crowther | Key

SALES







£265,000

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14 Brooklands Nunsfield Road
Buxton SK17 7BQ









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
Brooklands is a quiet residential turning off Nunsfield Road in the Fairfield area of Buxton, approximately one mile from the centre of the town. Day to day shops, a pharmacy and takeaways are found along nearby Fairfield Road, with Fairfield Endowed Junior School and Fairfield Infant and Nursery School both within walking distance, and Fairfield Common and the golf course a short stroll away. Buxton town centre, with its Opera House, Pavilion Gardens, Spring Gardens shopping and railway station offering services to Stockport and Manchester, is easily reached, while the wider Peak District National Park lies immediately beyond the town.

Ground Floor

Entrance Vestibule
Composite entrance door.

Entrance Hall
Double radiator and stairs rising to the first floor.

Lounge 13'0" x 12'2" (3.96m x 3.71m)
A comfortable principal reception room with a log burner forming the focal point, uPVC double-glazed window and designer column radiator.

Kitchen/Breakfast Room 13'0" x 12'6" maximum (3.96m x 3.81m)
Fitted with an attractive range of floor units and worktops with wall cupboards over, incorporating a four-ring stainless steel gas hob with stainless steel extractor hood above and a stainless steel electric oven. Plumbing for a dishwasher, uPVC double-glazed window and designer column radiator.

Utility Room 8'4" x 7'9" (2.54m x 2.36m)
Fitted floor units and worktop with wall cupboards over, stainless steel sink unit and plumbing for a washing machine. Two uPVC double-glazed windows, uPVC door to the rear, double radiator and the Alpha combination boiler.

Cellar
A useful cellar providing additional storage space.

First Floor

Bedroom 16'0" x 13'0" (4.88m x 3.96m)
A generous principal bedroom with media wall, uPVC double-glazed window and designer radiator.

Bedroom 13'0" x 8'5" (3.96m x 2.57m)
Fitted with two sets of double wardrobes. uPVC double-glazed window and double radiator.

Bathroom
Newly fitted with an inset bath with tiled surround, together with a wash hand basin and low-flush WC with concealed cistern, both set within a designer vanity unit, and a large shower enclosure. uPVC double-glazed window, extractor fan and chrome heated towel rail.

Second Floor

Bedroom 14'8" x 12'0" (4.47m x 3.66m)
Occupying the whole of the second floor and enjoying a good degree of privacy, with a Velux roof window, walk-in wardrobe/cupboard, further eaves storage and double radiator.

En-Suite Shower Room
Shower enclosure with electric shower unit, pedestal wash basin, low-flush WC, extractor fan and chrome heated towel rail.

Outside
To the rear is a good sized garden laid out over two tiers, the lower tier being paved to provide a practical seating and entertaining area.

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

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