Crowther | Key

SALES







£319,995

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72 Hallsteads
Buxton SK17 8BT









<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

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Location

The property is situated in the heart of Dove Holes, a popular and friendly village on the edge of the Peak District National Park, approximately three miles north of the celebrated spa town of Buxton. The village offers a good range of everyday amenities within easy reach, including Dove Holes Church of England Primary School (also on Hallsteads), village shops, public houses, a church, a Methodist chapel and a community village hall, with Chapel-en-le-Frith and its secondary schooling around three miles to the north. Excellent transport links are close at hand, with the A6 providing road access towards Buxton, Stockport and Manchester, and Dove Holes railway station offering direct services to both Buxton and Manchester, while the surrounding open countryside of the Peak District is right on the doorstep.

Ground Floor

Porch
uPVC entrance door and two uPVC double glazed windows.

Entrance Hall
uPVC double glazed window, double radiator, stairs rising to the first floor, cloaks cupboard and an understairs cupboard.

Lounge/Diner — 22'4" × 12'5" (6.81m × 3.78m), narrowing to 9'0" (2.74m) at the dining end
A spacious dual-aspect through room with two uPVC double glazed windows to the front and a further window to the rear, a living flame gas fire and two double radiators.

Kitchen — 9'5" × 9'4" (2.87m × 2.84m)
A range of fitted base units with rolled-edge worktops and matching wall cupboards. Electric cooker point, stainless steel sink unit, a useful pantry, plumbing for a washing machine and plumbing for a dishwasher. uPVC double glazed window and a door to the rear.

Separate WC
Low flush WC, wash hand basin, uPVC double glazed window and an extractor fan.

First Floor

Landing
uPVC double glazed window.

Separate WC
Low flush WC, uPVC double glazed window and a radiator.

Shower Room
Shower enclosure, wash hand basin set within a vanity unit, uPVC double glazed window and a radiator.

Bedroom One — 12'8" × 10'1" (3.86m × 3.07m)
uPVC double glazed window and a double radiator.

Bedroom Two — 10'4" × 9'5" (3.15m × 2.87m)
uPVC double glazed window, double radiator and a built-in cupboard housing the Vaillant combi boiler.

Bedroom Three — 8'9" × 8'5" (2.67m × 2.57m)
uPVC double glazed window and a double radiator.

Outside

An excellent rear garden laid to lawn with a paved patio area and a pebbled area. The property further benefits from a garage measuring 13'10" × 10'9" (4.22m × 3.28m), with an up-and-over door and electric light and power, together with an outside store shed.

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 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.
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