Crowther | Key

SALES







£349,995

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21 Horse Fair Avenue
High Peak SK23 9SQ









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

The property is situated in a popular residential area of Chapel-en-le-Frith, the historic High Peak market town affectionately known as the "Capital of the Peak" and set amid the countryside of the Peak District National Park. The town offers a good range of everyday amenities, shops, cafés and pubs, and is well served by schooling, with Chapel-en-le-Frith C of E VC Primary School and Chapel-en-le-Frith High School both close by. Chapel-en-le-Frith railway station is a little under a mile away, providing services towards Manchester, Buxton and Sheffield, while the A6 offers excellent road links towards Buxton, Stockport and beyond, and the open countryside of the Peak District is right on the doorstep.

Ground Floor

Entrance Hall
A welcoming entrance with a uPVC double glazed front door.

Lounge — 15'7" × 11'7" (4.75m × 3.52m)
A spacious principal reception room featuring an attractive exposed brick fireplace with a timber mantel, opening through to the dining room.

Dining Room — 11'11" × 11'6" (3.62m × 3.50m)
A second interconnecting reception room with a front-facing window and the staircase rising to the first floor — ideal as a formal dining room or additional sitting room.

Kitchen — 11'11" × 9'0" (3.62m × 2.75m)
Beautifully appointed with a range of cream shaker-style base and wall units, solid timber worktops and metro-tiled splashbacks. Range-style cooker with a chimney extractor hood over, inset sink unit beneath the window and attractive wood-effect flooring.

Conservatory — 10'4" × 4'2" (3.16m × 1.27m)
A bright uPVC conservatory with a pitched roof, a fitted worktop and a matching storage cupboard, overlooking the rear garden.

Bedroom — 12'0" × 10'10" (3.65m × 3.30m)
A generous double bedroom fitted with an extensive range of wardrobes together with a matching dressing table.

Bathroom
A stylish, contemporary bathroom comprising a panelled bath with shower over and glass screen, vanity wash hand basin, low flush WC, chrome heated towel rail and marble-effect wall panelling, with an obscure-glazed window.

First Floor

Landing
Providing access to the two first-floor bedrooms.

Bedroom — 12'2" × 12'0" (3.72m × 3.67m)
A double bedroom set within the dormer, with characterful sloping eaves and an extensive adjoining eaves storage area.

Bedroom — 11'8" × 10'5" (3.56m × 3.17m)
A further double bedroom, again with sloping eaves and useful fitted eaves storage.

Outside

To the front, a large gravelled driveway provides off-road parking for several vehicles, set behind a low stone wall with hedged boundaries, and a tarmac drive continues down the side of the property to the rear. To the rear is a private and low-maintenance garden laid mainly to Indian stone paving with a circular patio feature and established, well-stocked planted beds, screened by mature hedging for privacy. A detached garage measuring 13'9" × 13'7" (4.20m × 4.15m) provides further parking or storage. The property further benefits from an alarm system and CCTV, both of which are included in the sale.

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).

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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