Crowther | Key

SALES







£450,000

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22 Lismore Park
Buxton SK17 9AU









<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 Lismore Park, a quiet and highly regarded residential cul-de-sac in the popular Corbar area on the north-western side of Buxton — the celebrated Georgian and Victorian spa town set high in the Derbyshire hills and widely regarded as the gateway to the Peak District National Park. The town centre lies within easy reach, approximately three-quarters of a mile away, offering an excellent range of independent retailers, High Street names, cafés and restaurants around the pedestrianised Spring Gardens and The Springs Shopping Centre, alongside the renowned Opera House and the 23-acre Pavilion Gardens. Well-regarded local schooling, including Buxton Junior School and Buxton Community School, is close by, while Buxton railway station — offering regular direct services to Manchester Piccadilly — is within easy reach, and the open countryside of the Peak District is right on the doorstep.

Ground Floor

Entrance Hall
uPVC front door and windows, stairs rising to the first floor, double radiator, cloaks cupboard and an understairs cupboard.

Separate WC
Low flush WC, wash hand basin, built-in cupboard, uPVC double glazed window and a radiator.

Lounge — 15'9" × 11'8" (4.80m × 3.56m)
Two uPVC double glazed windows, a fitted gas fire, double radiator and French doors opening into the dining room.

Dining Room — 13'0" × 9'4" (3.96m × 2.84m)
uPVC sliding patio doors opening into the conservatory and a double radiator.

Conservatory — 12'4" × 8'5" (3.76m × 2.57m)
uPVC construction with sliding patio doors opening to the rear garden.

Kitchen — 12'0" × 8'2" (3.66m × 2.49m)
A range of oak fitted units with rolled-edge worktops and matching wall cupboards. Stainless steel sink unit, four-ring gas hob, extractor hood, electric double oven, plumbing for a washing machine, uPVC double glazed window and door to the side, the Glow-worm gas-fired boiler and a double radiator.

First Floor

Landing
uPVC double glazed window and an airing cupboard housing the hot water cylinder.

Bedroom One — 13'10" × 8'8" (4.22m × 2.64m)
Two uPVC double glazed windows, radiator and a range of fitted wardrobes with bed-head and dressing table unit.

Bedroom Two — 13'1" × 8'8" (3.99m × 2.64m)
uPVC double glazed window and a radiator.

Bedroom Three — 11'1" × 9'7" (3.38m × 2.92m)
uPVC double glazed window and a fitted wardrobe.

Bedroom Four — 10'2" × 6'0" plus recess (3.10m × 1.83m)
uPVC double glazed window and a radiator.

Bathroom
Panelled bath with shower and mixer taps, pedestal wash basin, low flush WC, uPVC double glazed window and a radiator.

Outside

An attractive rear garden laid to a paved patio area with steps up to a lawn. To the front, driveway parking is provided for two vehicles, together with a single garage.

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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