



9 Bennett Street  
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



# 9 Bennett Street Buxton Derbyshire, SK17 6NA



\*Bury and Hilton are delighted to offer to let this TWO DOUBLE BEDROOMED mid terrace property.  
\*With spacious accommodation throughout, in brief comprising: Entrance porch, Lounge, Kitchen and rear utility to the ground floor, Bedroom and Bathroom to the first floor and Bedroom with En Suite to the second floor.

\*To the lower ground floor is a SOUND PROOFED, CINEMA ROOM.

PCM  
£925 PCM

Staffordshire - 01538 383344

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## Entrance Porch

4'4 x 3'4

Front door. Window to side.

## Lounge

13'2 x 11'5

Upvc window to front. Radiator. Laminate flooring. Cupboard housing meters. Gas fire with feature surround. Double doors leading to:

## Kitchen

10' x 7'11

Fitted with wall and base units with drawers and work surface over incorporating stainless steel sink with mixer tap over and drainer. Electric hob and oven with extractor hood over. Upvc window to rear. Radiator. Stairs off leading to first floor. Door too:

## Rear Utility/ Porch

5'10 x 4'3

Base units with work surface over and space and plumbing for washing machine. Rear door leading to rear yard. Upvc window.

## Lower Ground Floor- Cinema Room

11'3 x 10'8

Completely sound proofed room with projector screen. Carpet flooring. Spotlights. Shelving.

## First Floor Landing

Upvc window to rear. Radiator. Stairs to second floor.

## Bathroom

10'2 x 8'1

Fitted with a suite comprising: Paneled bath with wall mounted shower over, wash hand basin and WC. Wall mounted 'Ideal' gas combi boiler. Upvc window to rear. Radiator. Useful built in storage cupboard.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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