



2A West Road  
Buxton



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



# 2A West Road Buxton Derbyshire, SK17 6HF



Bury and Hilton are delighted to offer for rent this well presented and conveniently located 2 bedroom cottage which is close to all amenities.  
With accommodation in brief comprising: Lounge with storage and fitted kitchen to the ground floor with two bedrooms and bathroom to the first floor.  
With gas central heating and Upvc double glazing.  
1x Parking space to the front of the property.  
Available immediately, Pets considered. viewing recommended.

## Per Calendar Month £895 Per Calendar Month

Staffordshire - 01538 383344

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### Lounge/ Dining

17' x 12'7" narrowing to 8'10"

Upvc front door. Upvc window to front. radiators. Stairs to first floor, under stairs cupboard.

### Kitchen

10'7 x 7'10"

Fitted with a range of wall and base cupboards with work surfaces incorporating a single drainer sink unit with mixer tap and tiled splashback. four ring gas hob, electric oven and extractor, Vaillant boiler and space and plumbing for washing machine. Single radiator, tile effect flooring, Upvc double glazed window to side and Upvc door to side.

### First Floor Landing

#### Bedroom One

12'3 x 8'7"

Upvc window to front. Radiator.

#### Bedroom Two

10'7 x 8"

Upvc window to said. Radiator.

### Bathroom

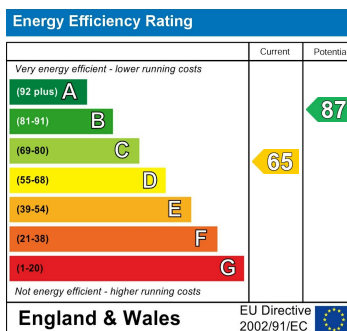
Fitted with a white suite comprising panel bath with shower attachment over, wash basin and low level wc. Built in cupboard, heated towel rail, tile effect flooring and uPVC double glazed frosted window to side. Partially tiled walls.

### Outside

At the front of the property is a forecourt area for parking for one car.

HPBC- BAND A

EPC- D



## 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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