



103 Leek Road  
Buxton



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



# 103 Leek Road Buxton Derbyshire, SK17 6UF



\*Bury and Hilton are delighted to offer to let this COMPLETELY RENOVATED Three bedroomed property which is located on the outskirts of town with fabulous views over looking the surrounding hills and countryside.  
\*Completely renovated throughout, with brand new carpets, completely decorated top to bottom, brand new kitchen and bathrooms.

**Per Calendar Month**  
**£1,200 Per Calendar Month**



Staffordshire - 01538 383344



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## Front Porch

With inner door leading to

## Entrance Hallway

Upvc front entrance door. Stairs off leading to first floor. Understairs space and plumbing for washing machine.

## Lounge

12'9 x 12'5

Upvc window to front. Radiator. Carpet flooring.

## Kitchen

10'5 x 8'7

BRAND NEW fitted kitchen fitted with shaker style wall and base units with drawers and contrasting work surfaces over incorporating one and a half bowl stainless steel sink. Integrated dishwasher. Space for fridge freezer. Induction hon, electric oven and extractor hood over. Column style radiator. Upvc window to side. Tiled flooring.

## Rear Porch

10' x 5'1

Fitted with base units and work surface over. Rear door leading to garden.

## Downstairs Bathroom

12'7 x 3'8

BRAND NEW fitted bathroom suite comprising: Paneled bath with waterfall shower head over and hand held shower, wc and vanity was hand basin. Fully tiled walls and flooring. Extractor. Two Upvc windows to rear. Heated towel rail.

## First Floor Landing

Upvc window to front. Loft access with pull down ladder. Carpet flooring.

## Bedroom

11'11 x 10'1

Upvc window to rear. Radiator. Carpet flooring.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(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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