



3 Ash Terrace Lightwood Road
Buxton



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

3 Ash Terrace Lightwood Road

Buxton

Derbyshire, SK17 7BH



Bury and Hilton are delighted to offer to let this well presented two bedroomed mid terrace property, centrally located however quietly tucked away.
With Upvc double glazing and gas central heating and off road parking to the rear of the property. Accommodation in brief comprises: Lounge and dining kitchen to the ground floor with cellar room to the lower. Two bedrooms and bathroom to the first floor.
Pets considered. Available immediately.

Per Calendar Month
£850 Per Calendar Month



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

Lounge

14'2 x 13'9

With Upvc front entrance door and window to front. Gas fire which is for ornamental purposes only. Radiator. Stairs off leading to first floor.

Dining Kitchen

14'2 x 8'4

Fitted with modern and matching wall and base units with worksurface over incorporating one and a half bowl sink and tiled splashbacks. Gas hob with electric oven. Space and plumbing for washing machine and undercounter fridge Stone flagged flooring. Space for dining table. Upvc window and door to rear. Radiator.

Lower Ground Floor- Cellar

First Floor Landing

Bedroom One

11'1 x 10'9

Upvc window. Radiator. Built in wardrobe.

Bedroom Two

11'6 x 7'9

Upvc window. Radiator.

Bathroom

Fitted with a matching suite comprising: Paneled bath with shower attachments over, wash hand basin and WC. Window. Cupboard housing the 'Alpha' gas combi boiler. Partially tiled walls.

Outside

To the rear of the property is a driveway providing off road parking.



| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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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