



12 West Road
Buxton



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

12 West Road
Buxton
Derbyshire, SK17 6HF



Attention Investors

*Bury and Hilton are delighted to offer for sale this 4 bedroomed mid terrace property, located within walking distance to town and all amenities.

*Currently all bedrooms are tenanted, each bedroom is currently let out at £450pcm with an income of £1800pcm in total and annually £21,600.

Offers In The Region Of
£265,000

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

Entrance Porch

Upvc front entrance door. Tiled flooring. Inner door leading too:

Entrance Hallway

Radiator. Two under stairs storage cupboards. (please note there is a trap door leading to the cellar in one cupboard) Exposed wooden floorboards. Stairs leading to first floor.

Lounge

16'6 x 11'2 (into bay)

Upvc bay window to front. Radiator. Original cast iron fireplace with tiled surround and stone hearth.

Dining Room

11'4 x 8'9

Upvc window to rear. Radiator. Exposed wooden floorboards.

Kitchen

12'8 x 8'7

Fitted with a matching range of wall and base units with drawers with wood effect worksurface over incorporating stainless steel sink with drainer. four ring gas hob with oven below and extractor hood over. Space and plumbing for washing machine and space for fridge freezer. Tiled splashbacks. Upvc window to side and side door leading to the rear yard. Radiator.

Lower Ground Floor- Cellar

First Floor Landing

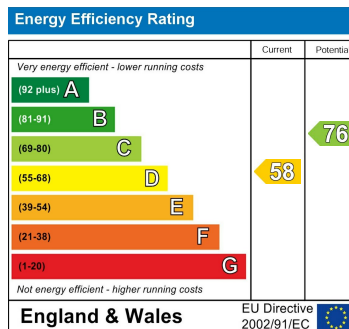
Bathroom

Fitted with a three piece suite comprising: Wash hand basin, wc and panelled bath with wall mounted shower over. Tiled flooring and partially tiled walls. Extractor. Radiator. Cupboard housing the Alpha boiler.

Bedroom

12'2 x 9'10

Upvc window to rear. Radiator.



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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811