



50 Bennett Street  
Buxton



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

**50 Bennett Street**  
Buxton  
Derbyshire, SK17 6NB



**Offers In The Region Of**  
**£167,500**

**Entrance Porch**

Wooden front entrance door and window to front. Tiled flooring. Inner Upvc door leading to:

**Living Room**

Upvc bay window to front with window seating. Multi fuel log burning stove with stone hearth. Colum style radiator. Laminate flooring.

**Kitchen**

Upvc window to rear. Tiled flooring and partially tiled walls. Colum style radiator. Door to cellar. PLEASE NOTE- the current kitchen is a free standing kitchen therefore upon completion all appliances will be removed.

**Rear Hallway**

Upvc rear door leading to rear yard. Wall mounted 'Alpha' gas combi boiler. Space and plumbing for washing machine.

**Lower ground floor- Cellar**

Useful storage space.

**First Floor Landing**

Window to rear. Radiator. Stairs to second floor.

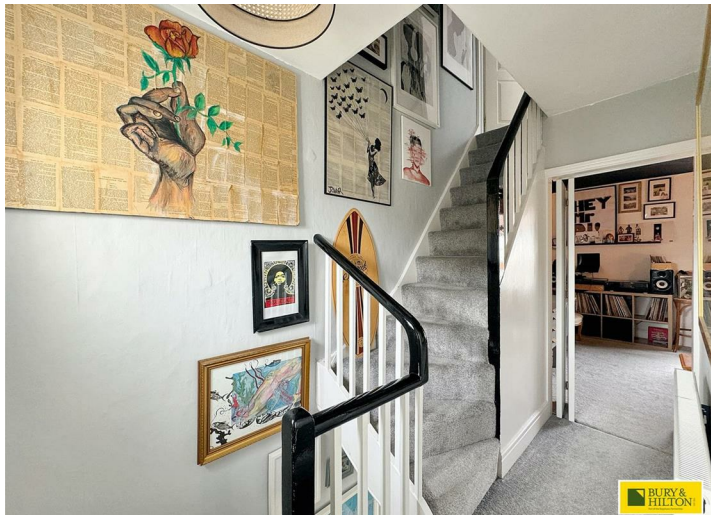


Buxton - 0129827524



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# Accommodation

## Bedroom

Upvc window to front. Radiator. Understairs storage area and alcove storage space.

## Bathroom

Spacious bathroom fitted with a three piece suite comprising: Paneled bath with shower screen and wall mounted shower over, dual flush Wc and wash hand basin. Radiator. Upvc window to rear. Partially tiled walls. Lino flooring.

## Second Floor

## Bedroom

Great sized spacious bedroom with Upvc window to front and Velux style window to rear. Radiator.

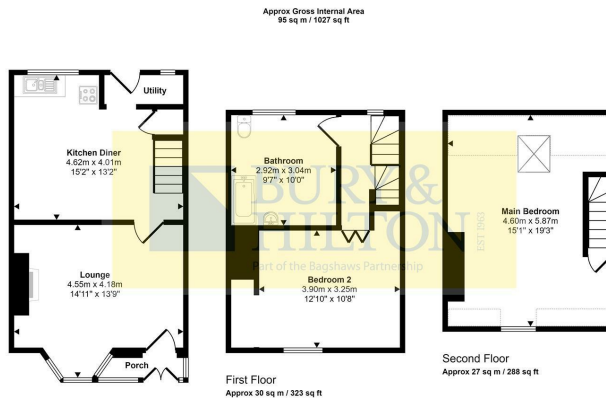
## Outside

To the front of the property there is a yard laid with artificial grass and to the rear there is a small enclosed yard with artificial grass. (please note, there is a right of way through the gardens for bins.)

FREEHOLD

EPC- E

HPBC- BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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