



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Earl Sterndale, Buxton, SK17 0BU

£900 Per Calendar Month

This two bedroom end of row cottage is finished to a high standard and boasts character features throughout. The accommodation briefly comprises lounge with wood burning stove, kitchen with fitted base and walls units incorporating electric cooker and hob, dining area with exposed staircase off, two good sized bedrooms to the first floor and high quality fitted bathroom suite.

With both a front and rear garden with mature borders.

Street parking.



Accommodation Comprises

Front Entrance Door Leading into

Lounge 14'1" x 14'2" (4.30 x 4.32)

With exposed oak wood flooring, UPVC double glazed windows to the front and rear elevation, exposed beam ceiling, stone fireplace and surround with wood burning stove and electric panel heater.

Dining Area 9'6" x 14'1" (2.90 x 4.31)



With exposed oak wood flooring, UPVC double glazed window to the front elevation, exposed staircase off, understairs storage cupboard and electric panel heater.

Kitchen 8'3" x 6'0" (2.52 x 1.84)



With fully tiled flooring, fitted base and wall units, plumbing for washing machine, electric panel heater, exposed beam ceiling, part tiled walls and built-in electric cooker with four ring electric hob.

Stairway Leading to First Flooring Landing

With exposed oak wood flooring.

Bedroom One 14'1" x 8'11" (4.31 x 2.73)



With fully fitted carpet, exposed beam to ceiling, UPVC double glazed window to the front elevation and electric panel heater.

Bedroom Two 4'11" x 10'10" (1.50 x 3.31)



With fully fitted carpet, UPVC double glazed window to the front elevation and electric panel heater.

Bathroom 10'3" x 4'11" (3.13 x 1.50)



With part tiled walls, bathroom suite comprising

bath with Triton electric shower over, low flush w.c and pedestal wash hand basin, UPVC double glazed frosted glass window to the rear elevation.

Outside Front

To the front of the property is an enclosed lawn area with floral shrub borders

Outside



To the rear of the property is a raised lawn area with mature shrub borders.

Services

We believe mains water and electric are connected.

Viewings

By prior arrangement through the Agent.

Deposit

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service [DPS]) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

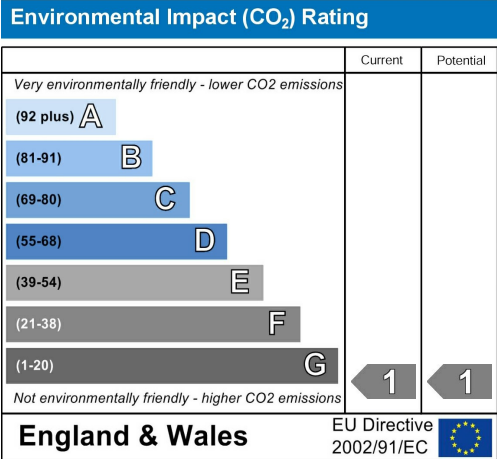
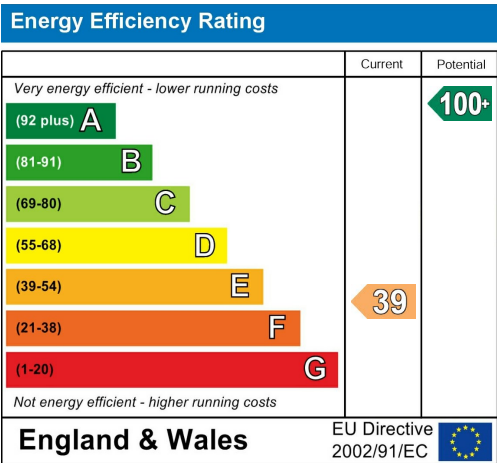
Websites

www.grahamwatkins.co.uk; www.rightmove.co.uk;
www.zoopla.co.uk; www.primelocation.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.