DENISE WHITE™
BESPOKE ESTATE AGENT









58 Kings Road, Buxton, SK17 7NF

£1,350 Per month

"Have nothing in your house that you do not know to be useful, or believe to be beautiful." — William Morris

Completely renovated throughout, this three bedroom mid terrace property offers immaculately presented accommodation throughout. Ideally suited to a professional couples, growing families or tenant seeking a conveniently located home, the property combines modern interiors with useful storage space, all within easy reach of Buxton town centre.

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Denise White Estate Agent Comments
Having been completely renovated throughout, this beautifully presented three-bedroom mid-terrace property offers stylish and contemporary accommodation, finished to a high standard with modern fixtures and fittings. The property has been freshly redecorated throughout and benefits from brand-new flooring.

The light and spacious entrance hallway leads through to an impressive open-plan lounge, dining and kitchen area, creating a fantastic space for both everyday living and entertaining.

To the first floor are two generously sized double bedrooms and a brand-new, modern family bathroom. The second floor provides a further spacious double bedroom, enjoying lovely views.

A further notable feature is the large cellar space to the lower ground floor, offering excellent potential for a variety of uses, subject to requirements.

Externally, both the front and rear gardens have been completely landscaped, providing attractive, low-maintenance outdoor spaces that are ideal for enjoying the warmer months.

An ideal opportunity for a tenant seeking a stylish, fully renovated home ready to move straight into.

Location
Situated in a desirable residential pocket of Buxton, Kings Road offers the best of spa-town living combined with the breath-taking natural beauty of the Peak District National Park.

The property is ideally positioned for easy access to Buxton's vibrant town centre. You are never far from a fantastic selection of independent shops, high-street supermarkets, cafes, and diverse dining options.

Buxton is famous for its rich heritage and cultural scene. Residents can enjoy year-round performances at the historic, Frank Matcham-designed Buxton Opera House, stroll through the manicured lawns and boating lake of the Pavilion Gardens, or unwind at the thermal spa facilities in the town centre. Being right on the edge of the Peak District, outdoor enthusiasts will love the proximity to stunning walking trails, the Goyt Valley, and local wonders like Poole's Cavern and Buxton Country Park.

Buxton railway station provides regular direct links to Manchester Piccadilly, making it a fantastic base for commuters, while local roads offer straightforward travel across Derbyshire and into neighbouring Cheshire.

Entrance Hall
An inviting entrance hall leading into the heart of the home. Partially panelled walls, parquet flooring, radiator, ceiling lights, window. Carpeted stairs to upper levels and stairs leading to the cellar.

Lounge
11'9" x 10'9" (3.59 x 3.28)
Open plan living space with the sitting area offering a feature panelled wall, parquet flooring. Alcove with a decorative hearth flanked by built in alcove cupboards. Radiator, celling lights and inset spotlights, window to the front.

Kitchen/Diner
17'10 x 12'9 (5.44m x 3.89m)
A sleek and modern kitchen with a wall of kitchen storage space, in built cooker and microwave. Integrated fridge freezer. A sink with mixer tap and drainer sits in marble work surface and a multi-purpose peninsula provides entertaining space with a hob providing an additional cooking area. The dining space contains a character chimney breast with a stone hearth alcove, space for dining furniture and French doors leading to the garden. Parquet flooring throughout, vertical radiator. Window over the sink with garden views. Inset spotlights and three pendant ceiling light over the kitchen peninsula.

Stairs and Landing
Carpeted stairs leading up to the landing area, partially panelled walls, carpet, ceiling lights. Stairs to master bedroom.

Bedroom Two

9'7 x 12'8 (2.92m x 3.86m)

A lovely bedroom featuring a stylish panelled accent wall creating an integrated headboard design, inset spot lights, carpet, radiator, window to rear.

Bedroom Three

11'2" x 10'10" (3.41 x 3.31)

A sunny bedroom with a large window to the front. Carpet, ceiling light. Radiator

Bathroom

7'7 x 9'5 (2.31m x 2.87m)

Stylish bathroom with a white bathroom suite consisting of a bath with overhead rainforest style shower, WC, a contemporary wash basin on a hotel style unit. Tiled floors and partially tiled walls, heated towel rail, window, inset spotlights.

Stairs to Main Bedroom

Carpets with partially panelled walls

Main Bedroom

15'11 x 13'11 (4.85m x 4.24m)

A generously sized bedroom with two windows with views across the Derbyshire countryside. Carpets, inset spotlights. Radiator.

Cellar

17'4 x 10'7 (5.28m x 3.23m)

Utility meters, fuse box, strip light, plug sockets

Outside

Accessed through the French doors, a contemporary and versatile garden space offers a patio area for dining and entertaining with a step down onto a low maintenance artificial lawn.

Holding Deposit

A holding deposit equivalent to one week's rent (£311.40) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

Security Deposit

A security deposit equivalent to five weeks' rent (£1,557) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Reference Requirements

Prospective tenants will be subject to satisfactory referencing prior to the commencement of the tenancy. Applicants will be required to demonstrate a minimum gross annual household income equivalent to 2.5 times the annual rent, have no adverse credit history and provide satisfactory evidence of their Right to Rent in the UK. Additional referencing criteria may apply.

Agent Notes

Services: Mains electric, gas and water |
Council Tax: High Peak Borough Council | Band: B |
EPC Rating: C

About Your Agent

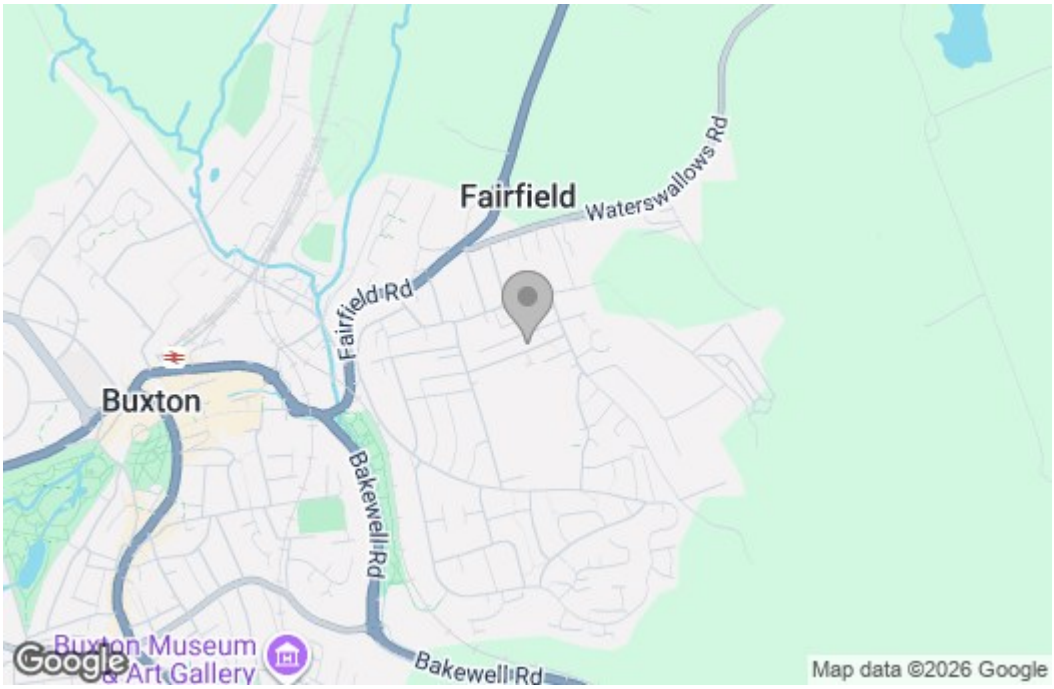
"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.
Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advice.

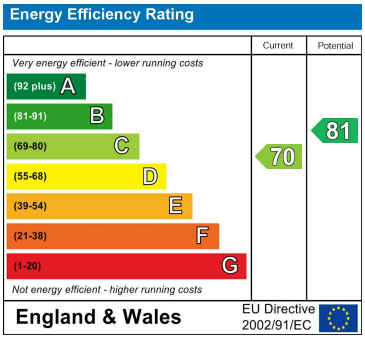
Floor Plan

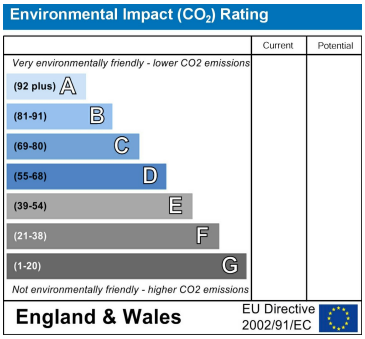


Area Map



Energy Efficiency Graph





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