



4 Church View
Buxton



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

4 Church View

Buxton

Derbyshire, SK17 9GU



Bury and Hilton are delighted to offer to let this deceptively spacious three bedroomed mid terrace property. Located on a small development on the edge of town. With allocated parking space, gas central heating and Upvc double glazing. Accommodation comprises in brief: Entrance porch, Lounge, fitted kitchen diner, utility and downstairs WC. Three bedrooms and family bathroom to the first floor. Enclosed garden to the rear. Viewing is highly recommended. Available Now. Pets considered.

PCM
£995 PCM



Staffordshire - 01538 383344



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Entrance Porch

Upvc entrance door. Central heating radiator. Wall mounted Alarm box and electricity fuse board. Door through to:

Lounge

16'9 x 14'8

Upvc double glazed window to front. Central heating radiator x2. Stair case to first floor. Living flame effect gas fire with marble insert and hearth and timber surround. Under stairs storage area.

Dining Kitchen

14'7 x 11'9

Fitted with matching range of base and eye level units with drawers and fitted work surfaces. Incorporating a one and a half bowl stainless steel sink unit and drainer with mixer taps over. Tiled splash backs. Integrated fridge and freezer and plumbing for dishwasher. Gas hob and electric oven with extractor fan. Space for dining suite. Upvc double glazed window to rear. Central heating radiator.

Utility

Fitted with a matching range of base and eye level units with work surface. Plumbing for washing machine. Stainless steel sink unit with mixer taps over. Partially glazed Upvc door to rear leading to the garden.

Cloakroom

Wash hand basin and dual flush wc. Extractor fan. Glazed Upvc window to rear. Wall mounted Alpha combi boiler. Central heating radiator.

First Floor Landing

Access to loft area. Central heating radiator. Doors off.

Bedroom

14'8 x 8'10 (max)

Upvc window to front. Central heating radiator. Drawers.



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.

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		
	72	84
England & Wales	EU Directive 2002/91/EC	



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