



52 Bennett Street

Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

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



Bury and Hilton are delighted to offer to let this mid terrace three bedrooomed property, located on a popular residential street which is within walking distance of town and amenities.

Well presented throughout, benefitting from Upvc double glazing and gas central heating. Accommodation briefly comprises: Entrance porch, living room and kitchen diner and WC to the ground floor. To the first floor is two bedrooms with a further bedroom to the second floor and

**Per Calendar Month  
£850 Per Calendar Month**

Staffordshire - 01538 383344

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**Entrance Porch**

Front Upvc front entrance door. Inner door leading too:

**Lounge**

14'8 x 12'2

Bay Upvc window to front. Gas fire with surround. Fitted shelving. Radiator. Built in storage cupboards.

**Dining Kitchen**

14'10 x 13'2

Fitted with a matching range of wall and base units with drawers and worksurface over incorporating circular sink and drainer. Range sized 7 ring gas hob with two ovens and grill with extractor hood over. Washing machine. Wall mounted 'Alpha' combi boiler. Tiled splash backs. Tiled flooring. Tall radiator. Upvc window to rear. Useful under stairs storage area.

**Rear Porch**

Rear Upvc door.

**Downstairs WC**

Wc. Window to rear.

**First Floor Landing**

Stairs to second floor. Window to rear. Radiator

**Bedroom**

10'1 x 9'3

Upvc window to rear. Radiator.

**Bedroom**

14'10 x 10'11

Upvc window to front. Radiator. Useful under stairs storage cupboard.

**Second Floor Landing**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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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