



5 Briar Close
Buxton



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

5 Briar Close Buxton Derbyshire, SK17 7BG



*Bury and Hilton are delighted to offer to let this two DOUBLE bedroomed modern mid terraced property.

*Quietly located on a cul de sac, yet very close to the town and all amenities.

*Gas central heating and Upvc double glazing.

*Driveway parking and enclosed rear garden.

PCM
£730 PCM

Staffordshire - 01538 383344

leek@buryandhilton.co.uk

Entrance Hallway

Front entrance door. Tiled floor. Radiator. Understairs storage. Stairs off

Storage

Wash hand basin. Upvc window to front. Radiator. Fitted shelving.

Kitchen

12' x 6'8

Fitted with a modern and matching range of wall and base units with drawers and work surfaces over incorporating ceramic sink and drainer. With five ring gas hob, double oven and grill with extractor hood over. Space for fridge freezer and space and plumbing for washer. Upvc window to front. 'Valliant' gas combi boiler. Tiled flooring.

Lounge

13'11 x 13'7

Upvc window to rear and Upvc patio doors to rear garden. Radiator. Wooden flooring.

First Floor Landing

Loft access. Loft ladder and partially boarded.

Bedroom

13'7 x 8'10

Two Upvc windows to rear. Radiator.

Bedroom

Two Upvc windows to front. Radiator. Wardrobes.

Shower Room

Fitted with a shower cubical with wall mounted shower over. Wash hand basin with vanity below and WC. Heated towel rail. Tiled flooring.

Outside

To the front of the property is allocated parking.

To the rear of the property is a enclosed garden, laid with flags and artificial grass.



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			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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