



1. Charles Street
Buxton



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

1. Charles Street

Buxton

Derbyshire, SK17 7BD



*Bury and Hilton are delighted to offer to let this well presented two bedroomed end of terrace property which is located in a popular and well established residential street just on the outskirts of the town centre, conveniently positioned for walking into the town centre, shops and amenities.

* The property benefits from Upvc double glazing and gas fired central heating.

* Accommodation briefly comprises; Lounge, Kitchen and rear porch to the ground floor. Cellar to

Per Month

£900 Per Month

Staffordshire - 01538 383344

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Lounge

12'4 x 9'1
uPVC front entrance door. Multi fuel burning stove. uPVC window to front. Laminate flooring. Stairs off.

Kitchen

11' x 9'7
Modern and matching wall and base units with drawers and work surface over with sink with drainer and mixer tap over. Gas hob with electric oven and grill with extractor hood over. Space for dryer and fridge freezer. uPVC window to rear.

Rear Porch

Space and plumbing for washing machine. Boiler. uPVC rear door.

Lower Ground Floor- Cellar

12'8 x 12'2
With power and lighting.

First Floor Landing

Doors to:
Stairs off to loft room.

Bedroom

12'4 x 7'7
uPVC window to front. Radiator. Fitted wardrobes, drawers and storage cupboards.

Bedroom

9'7 x 6'8
Velux window. Radiator.

Bathroom

Fitted with a matching suite comprising: Paneled bath with shower over, vanity wash hand basin and WC. Mermaid boarded walls. uPVC window to rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	48	
(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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