



81 Bennett Street
Derbyshire



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

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Derbyshire

SK17 6NA



Bury and Hilton are delighted to offer for sale with no onward chain this deceptively spacious and well presented THREE bedroomed mid terraced property located on a popular residential street and within walking distance of town and all amenities.

With spacious accommodation over three floors plus storage cellar to the lower ground floor. Tastefully decorated throughout with works including re roof carried out by the current vendors this

Offers In The Region Of
£199,950

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

Entrance Hallway

Central heating radiator. Staircase to first floor with stripped and treated wooden paneling. Door through to:

Lounge

16'7" x 12'8"

Upvc double glazed bay window to front. Central heating radiator. Boarded over fire currently only for decorative purposes with tiled hearth and surround mantle. Built in storage cupboard to recess with fitted shelving. Tv aerial and telephone points.

Dining Kitchen

15' x 11'3"

Fitted with a modern and matching range of base and eye level units with drawers and fitted working surfaces. Incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over. Tiled splash backs. Integrated four ring gas hob and oven with stainless steel extractor fan over. Wall mounted gas combination boiler. Space for dining suite. Upvc double glazed window to rear. Door leading to the rear yard.

Lower Ground Floor- Cellar

With stone steps down to two chambers with domestic meters and light.

First Floor Landing

Upvc double glazed window to front. Central heating radiator. Stair case to second floor.

Bedroom One

14'11 x 10'6"

Upvc double glazed window to rear. Central heating radiator.

Bathroom

13'10 x '9'3"

Fitted with a white suite to comprise: panelled bath, fully tiled corner fitted shower cubicle, pedestal wash hand basin and low level wc. Tiled splash backs. Wall mounted heated towel rail. Laminate flooring. Upvc double glazed window to front. Extractor fan. Plumbing for automatic washing machine.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		64
(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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