



4 KINGS ROAD

BUXTON, SK17 7NF

£900 PER MONTH

Well-presented and deceptively spacious home offering versatile accommodation arranged over three floors. Featuring a comfortable lounge with multi-fuel burner, a fitted kitchen/breakfast room with integrated appliances, and a useful utility/rear porch area. The property benefits from a ground floor WC and an Alpha combi boiler. There are two first-floor bedrooms and a modern bathroom with "P"-shaped bath and vanity unit, plus a further attic bedroom with two Velux roof windows. Externally, there's a fully enclosed and low maintenance paved rear garden area.

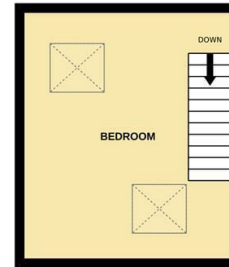
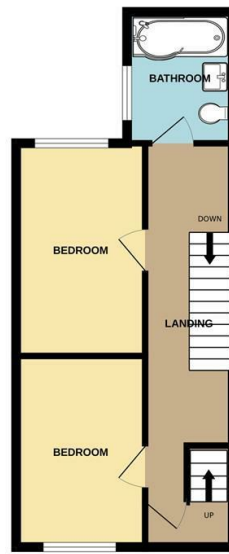
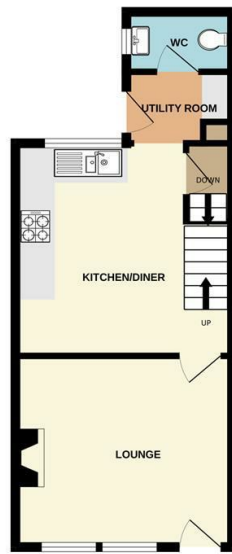
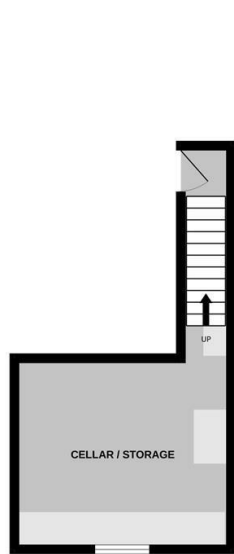
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BASEMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales	EU Directive 2002/91/EC	

76

57

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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