



Suitable for investment. Student letting property. 4 bedrooms. Some furniture and furnishings included. Ready to rent out. EPC rating B

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## DIRECTIONS

From our Buxton Office turn right at the roundabout and proceed past Aldi to the next roundabout. Turn left onto Bridge Street and proceed under the bridge into Charles Street. Take the first right into Briar Close where the property can be found on the right hand side.

## VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

## GROUND FLOOR

### HALL

With radiator and stairs to first floor.

### KITCHEN/BREAKFAST ROOM

15'10" x 7'8" (4.85 x 2.34)

Part tiled, having one and a half stainless steel sink unit with mixer tap above, fitted wall and floor cupboards with working surfaces over, built-in four ring gas hob, built-in electric oven with stainless steel extractor hood over, fridge freezer, washing machine, tiled floor, radiator, table with four chairs, extractor, wall mounted boiler and uPVC double glazed window.

### LOUNGE/BEDROOM 5

14'9" x 11'10" (4.50 x 3.61)

With T.V. point, telephone point, radiator, uPVC double glazed patio doors leading to rear.

### WC

Having low level W.C., pedestal wash basin, radiator and extractor fan.

### LANDING

With balustrade, radiator and uPVC double glazed window.

### BEDROOM 1

14'9" x 11'10" (4.50 x 3.63)

With radiator and two uPVC double glazed windows.

### BEDROOM 2

10'0" x 8'7" (3.05 x 2.62)

With radiator and uPVC double glazed window.

### BATHROOM

Part tiled having panelled bath with shower attachment, shower screen, pedestal wash basin, low level W.C., heated towel rail and extractor fan.

### LANDING.

### BEDROOM 3

14'9" x 11'10" (4.50 x 3.63)

With radiator, uPVC double glazed window and Velux window.

### ENSUITE

Having part tiled walls, shower cubicle with built-in shower, pedestal wash basin, low level W.C., radiator, extractor fan and shelf.

### BEDROOM 4

12'7" x 11'6" (3.84 x 3.51)

With radiator, uPVC double glazed window and Velux window.

### NOTE

The potential purchaser has to note that all bedrooms are equipped with desk, drawer unit, wardrobe, shelf, bed, bedside table and windows have blinds. There also smoke alarms to all rooms and landings, landlords gas safety certificate and PAT tested.

### EXTERNALLY

To the rear of the property is a small enclosed area.

### SERVICES

Mains services are connected to the property.

### NOTE

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.