



## 3 LIGHTWOOD ROAD

BUXTON, SK17 7BJ

£279,995  
FREEHOLD

SUPERB DEVELOPMENT OPPORTUNITY! Centrally situated terraced property having been converted to form 3 self contained flats. Ground floor apartment is fully completed and forms an extremely attractive unit of accommodation complete with cellar conversion to provide 2 bedrooms.

**Crowther | Key**  
SALES

**BASEMENT**  
221 sq.ft. (20.5 sq.m.) approx.

**GROUND FLOOR**  
639 sq.ft. (59.3 sq.m.) approx.

**1ST FLOOR**  
653 sq.ft. (60.7 sq.m.) approx.

**2ND FLOOR**  
610 sq.ft. (56.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2123 sq.ft. (197.3 sq.m.) approx.**

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

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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