



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	

# Crowther|Key

## SALES

£280,000

3

1



85 Lightwood Road  
Buxton SK17 7AT

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)





Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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CROWTHER KEY! THREE BEDROOMS! GARAGE! This property offers a perfect blend of comfort and convenience. Buxton, renowned for its stunning natural beauty and rich history, provides an idyllic setting for those seeking a peaceful yet vibrant community.

The property boasts a spacious layout, ideal for families or individuals looking for room to grow. With well-proportioned living areas, the house is designed to maximise natural light, creating a warm and inviting atmosphere. The kitchen is functional and well-equipped, making it a wonderful space for culinary enthusiasts to prepare meals and entertain guests.

The bedrooms are generously sized, providing a tranquil retreat at the end of a busy day. The garden, a true gem of this property, offers a private outdoor space perfect for relaxation or family gatherings. Imagine enjoying sunny afternoons or hosting barbecues in this lovely setting.

Located within easy reach of local amenities, including shops, schools, and parks, this house is perfectly positioned for everyday living. The surrounding area is rich in recreational opportunities, with beautiful walking trails and scenic views that Buxton is famous for.

This property on Lightwood Road is not just a house; it is a place where memories can be made and cherished. Whether you are looking to settle down or invest in a promising location, this home presents an excellent opportunity. Do not miss the chance to make this charming house your own in the heart of Buxton.

**Hall**

UPVC window and front door, double radiator, stairs to first floor.

**Separate W/C**

Low flush W/C, UPVC window extractor fan.

**Lounge (13ft 8inx 10ft 10in)**

Living flame gas fire, UPVC bay window, double radiator.

**Kitchen/Dining area (16ft 4in x 12ft)**

Attractive floor units and round edge work tops, wall cupboards, 4 ring gas hob, extractor hood, electric oven, inset sink unit, plumbing for washing machine, Worcester Greenstar combi boiler, island unit, integrated fridge, double radiator, built in cupboards, UPVC French doors to rear garden, UPVC door to side.

**Bedroom (7ft 10in x 5ft 10in)**

UPVC window, radiator.

**Bedroom (12ft x 9ft 10in)**

Built in wardrobe, UPVC window, radiator.

**Bedroom (12ft x 9ft 10in)**

Fitted wardrobes along 1 wall with drawers and dressing table unit, UPVC window, radiator.

**Shower Room**

Shower enclosure, wash hand basin and low flush wc with concealed cistern in fitted units, central heated towel radiator, UPVC window, extractor fan.

**Outside**

Small garden area to rear, paved area to front, parking for 3 cars.

**Detached Garage (15ft x 13ft)**

Roller shutter door, electric light and power, UPVC service door, large angled area and locked store area to rear.