



Crowther|Key

SALES

£295,000

3

1



96 Lightwood Road
Buxton SK17 7AP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



DETACHED GARAGE WITH PARKING FOR A FEW CARS!! A well-presented three-bedroom home with a spacious lounge, dining room and modern kitchen. The property benefits from a bathroom with separate shower, detached garage with remote roller door, and ample parking for 4–5 cars. Outside there is a fully tarmacked area with seating space.

Porch
UPVC door.

Lounge – 11'9 x 10'8
Inset log effect gas fire, UPVC window, double radiator.

Dining Room – 11'9 x 11'8
UPVC window, double radiator, understairs cupboard.

Kitchen – 15'8 x 5'5
Fitted units and round edged worktops, wall cupboards, stainless steel sink unit, plumbing for washing machine, gas hob, electric double oven, stainless steel extractor hood. Two UPVC windows, UPVC door to rear.

Bedroom – 11'10 x 10'9
UPVC window, radiator.

Landing
Radiator.

Bathroom – Panelled bath with shower enclosure and electric shower unit, porcelain wash hand basin, low flush W/C, UPVC window, extractor fan. Cupboard with Worcester Greenstar combi boiler. Double radiator.

Bedroom – 12'0 x 8'7
UPVC window, double radiator.

Bedroom – 11'9 x 10'10
UPVC window, double radiator.

Detached Garage – 18'4 x 10'8
UPVC window, UPVC rear door to side, remote control roller shutter door.

Outside
Fully tarmacked area with sitting out space and parking for 4–5 cars.

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.

Misrepresentation Act 1967 and Consumer Protection Regulation

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.