



Crowther|Key

SALES

£525,000



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145 Lightwood Road  
Buxton SK17 6RW

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	

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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FOUR BED DETACHED PROPERTY WITH GARAGE!! VIDEO TOUR AVAILABLE!! VIEWING HIGHLY RECOMMENDED!!

The living area provides a perfect space for relaxation or entertaining guests, while the adjoining kitchen is equipped to meet all your culinary needs. The three bedrooms are generously sized, offering plenty of room for personalisation and comfort.

The bathroom is thoughtfully designed, providing a serene space for unwinding after a long day. Outside, the property benefits from a manageable garden area, perfect for enjoying the fresh air or hosting summer gatherings.

Located in Buxton, known for its stunning scenery and rich history, this home is conveniently situated near local amenities, schools, and transport links, making it an ideal choice for those looking to enjoy the best of both town and countryside living.

VIEWING HIGHLY RECOMMENDED!!

Entrance Porch  
Composite front door, UPVC windows, heated cloaks cupboard.

Entrance Hall  
Parquet floor, under stairs cupboard.

Study (8ft 10in x 7ft 5in)  
Fitted wardrobes, UPVC window, double radiator.

Separate W/C  
Low flush W/C, wash hand basin, double radiator, UPVC window.

Open Plan Kitchen/Diner (20ft 4in x 12ft 1in opening to sunroom)  
Floor units and worktops, wall cupboards, inset sink unit, integrated fridge and microwave, plumbing for dish washer, UPVC window, extractor fan, double radiator, stainless steel extractor hood.

Sunroom (18ft 8in x 5ft 8in)  
2 UPVC windows, UPVC sliding patio doors to rear garden, radiator, opening to lounge.

Lounge (17ft x 10ft 10in)  
Inset living flame gas fire, UPVC window, double radiator.

Utility  
Plumbing for washing machine, Door to rear.

Landing  
UPVC window, double radiator, double linen cupboard.

Bedroom (12t 10in x 9ft)  
UPVC window, radiator, fitted wardrobes.

Bedroom (11ft 3in x 8ft)  
UPVC window, radiator, fitted wardrobes.

Bathroom  
Tiled Paneled bath with electric shower unit and screen, pedestal wash basin, low flush wc, 2 UPVC windows, central heated towel radiator.

Bedroom (17ft 1in x 11ft)  
2 UPVC windows, double radiator, fitted wardrobes along 1 wall.

Outside  
Excellent rear garden laid to paved patio area, lawn and ornamental pond.

Detached Garage (20ft x 12ft 4in)  
Electric light and power with up and over door.