



160 Lightwood Road

Buxton, SK17 6RW

£450,000



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A delightfully situated, spacious three bedroom, three reception family home, with off road parking, detached garage/workshop and set in an extensive plot with excellent rear gardens. The property is extended to the rear and benefits from uPVC sealed unit double glazing and gas fired central heating throughout and should be viewed to be fully appreciated. Offered for sale with no onward chain.

DIRECTIONS

From our Buxton office turn right and then left at the roundabout. Turn left into Palace Road and left again into Lascelles Road. Follow the road around to the right as it becomes Lansdowne Road and at the junction, turn left into Lightwood Road. The property can be found after a short while on the right hand side.

GROUND FLOOR

Entrance Hall

9'10" x 6'4" (3.00m x 1.93m)

With main entrance front door, two leaded uPVC sealed unit double glazed windows to front. Stairs to first floor and built in storage cupboard and window seat. Cloaks cupboard.

Kitchen

15'1" x 8'0" (4.60m x 2.44m)

Fitted with a range of wooden base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splashbacks. With four ring gas hob with extractor over, integrated oven, space and plumbing for a dishwasher and wall mounted gas fire. With wall mounted combination central heating and hot water boiler.

Side Hallway

With uPVC sealed unit double glazed door to outside.

Laundry Room

10'11" x 6'10" (3.33m x 2.08m)

Fitted with a range of base and eye level units and working surfaces, incorporating built in space for a fridge/freezer, space and plumbing for a washing machine and space for a tumble dryer. With uPVC sealed unit double glazed window to side and single radiator.

Cloakroom

5'0" x 3'4" (1.52m x 1.02m)

With low level W.C., wall mounted wash basin and extractor fan.

Dining Room

9'2" x 8'7" (2.79m x 2.62m)

With double radiator and uPVC sealed unit double glazed window and door to rear garden. Door to main hallway.

Lounge

18'2" (into bay) x 10'10" (5.54m (into bay) x 3.30m)

With a brick fireplace surround and wooden mantel over, incorporating a fitted gas fire. uPVC sealed unit double glazed bay window to front, single radiator, T.V. aerial point and two wall light points. With uPVC sealed unit double glazed window to rear.

Sun Room

14'0" x 11'10" (4.27m x 3.61m)

With single radiator, wall mounted gas heater and sliding uPVC sealed unit double glazed patio doors leading out to the rear garden.

FIRST FLOOR

Landing

6'6" x 6'2" (1.98m x 1.88m)

With loft access, wall light point and linen cupboard.

Bedroom One

11'0" x 10'9" (3.35m x 3.28m)

With single radiator and uPVC sealed unit double glazed window to front.

Dressing Room

7'1" x 5'9" (2.16m x 1.75m)

With three built in double wardrobes, single radiator and uPVC sealed unit double glazed window to front.

Bedroom Two

14'11" x 7'11" (4.55m x 2.41m)

With single radiator and uPVC sealed unit double glazed window looking to the front and also to the rear garden.

Bedroom Three

10'11" x 8'11" (3.33m x 2.72m)

With built in wardrobe, single radiator and uPVC sealed unit double glazed window looking to the rear garden.

Bathroom

Fitted with a panelled bath with shower over, low level W.C. and vanity wash basin. Single radiator and two uPVC frosted double glazed windows to rear.

OUTSIDE

To the front of the property there is a flagged garden with pathways and grassed areas and a block paved driveway to the side of the property leading to the garage, suitable for the off road parking of a number of vehicles.

Detached Garage/Workshop

30'0" x 12'7" (9.14m x 3.84m)

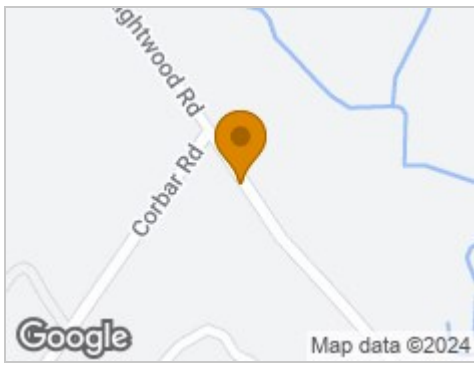
With light and power and inspection pit.

Gardens

To the front of the property there is a flagged garden with pathways and grassed areas and a block paved driveway to the side of the property leading to the garage, suitable for the off road parking of a number of vehicles. The rear garden is of substantial proportions and is mainly laid to lawns with many mature trees, bushes, shrubs, flowers etc., and further wooden storage sheds.



Road Map



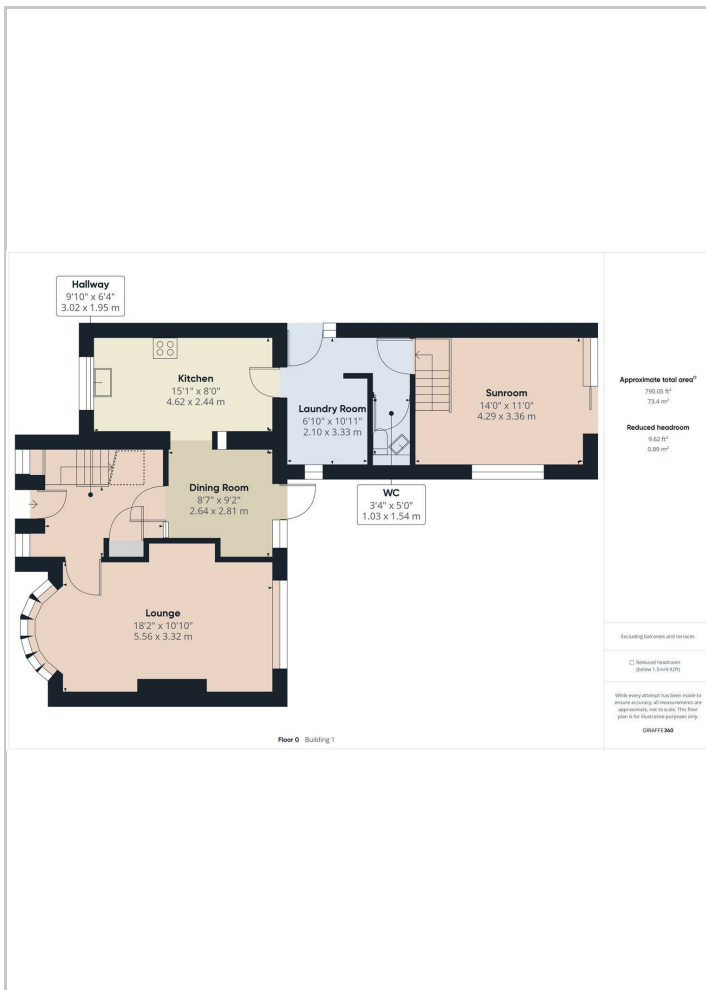
Hybrid Map



Terrain Map



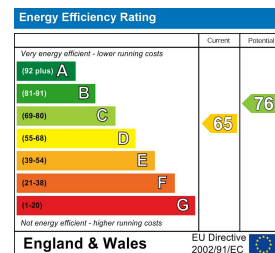
Floor Plans



Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Important Notice

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