



# 98 Lightwood Road

Buxton, SK17 7AN

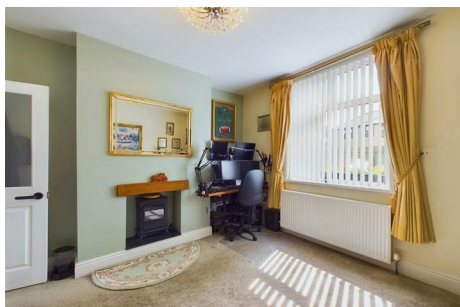
£299,950



# 98 Lightwood Road

Buxton, SK17 7AN

Tenure Freehold Council Tax Band C



Offering over 1,250 square feet of spacious living accommodation, we are delighted to offer for sale this three bedroom, two reception semi detached family home, superbly fitted throughout and renovated and upgraded by our clients within recent years. The dining/kitchen is superbly fitted, with a good sized utility room leading onto the rear garden and downstairs cloakroom. All three bedrooms are well sized doubles and there is a private, rear enclosed garden as well as a front patio style garden, enclosed for privacy. This property offers excellent family accommodation which should be viewed to be fully appreciated.

## DIRECTIONS

From our Buxton office, bear right and right again at Spring Gardens roundabout. Proceed along the bypass, turning left at the next roundabout into Charles Street. Follow the road as it bears under the bridge and at the 'T' junction with Lightwood Road turn left. Follow the road and after a while No. 98 will be seen on the right hand side.

## GROUND FLOOR

### Entrance Porch

7'10" x 3'2" (2.39m x 0.97m)

With uPVC sealed unit double glazed windows to four sides and uPVC front entrance door.

### Entrance Hall

With uPVC sealed unit double glazed frosted stained glass entrance door, stairs to first floor and under stairs storage cupboard. With single radiator.

### Cloakroom

5'0" x 2'11" (1.52m x 0.89m)

With low level W.C., vanity wash hand basin and heated stainless steel towel rail. With frosted uPVC sealed unit double glazed window to outside and extractor fan.

### Dining/Kitchen

14'11" x 12'0" (4.55m x 3.66m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a stainless steel single drainer double sink unit with splashbacks. With space for a fridge/freezer, space and fitting for a cooker, with extractor fan over, integrated dishwasher and uPVC sealed unit double glazed window to the utility room. With wood effect laminate flooring and uPVC sealed unit double glazed bay window to front. Stainless steel heated towel rail.

### Lounge

15'7" x 10'8" (4.75m x 3.25m)

With door to sitting room, double radiator and double uPVC sealed unit double glazed French doors leading through into the conservatory.

### Conservatory

9'6" x 9'3" (2.90m x 2.82m)

With wall mounted electric heating panel, uPVC sealed unit double glazed throughout with full privacy blinds. uPVC sealed unit double glazed French doors leading out to the garden beyond.

### Sitting Room

11'11" x 11'9" (3.63m x 3.58m)

With recessed fireplace with wood mantel over, single radiator and uPVC sealed unit double glazed window to front. Built in wooden desk/office area.

### Utility Room

9'10" x 5'5" (3.00m x 1.65m)

With built in work surface with space and plumbing for a washing machine, space for tumble dryer and uPVC sealed unit double glazed door and window leading to the rear garden. With Velux sealed unit double glazed loft window and wall mounted Worcester combination central heating and hot water boiler.

### FIRST FLOOR

#### Landing

13'7" x 5'8" (4.14m x 1.73m)

With uPVC sealed unit double glazed window to front.

#### Bedroom Two

11'7" x 10'9" (3.53m x 3.28m)

With uPVC sealed unit double glazed window with views to the rear garden.

#### Bedroom One

12'9" x 12'0" (3.89m x 3.66m)

With wood effect laminate flooring, double radiator and uPVC sealed unit double glazed window to front.

### Bedroom Three

11'11" x 10'7" (3.63m x 3.23m)

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

### Bathroom

9'3" x 7'5" (2.82m x 2.26m)

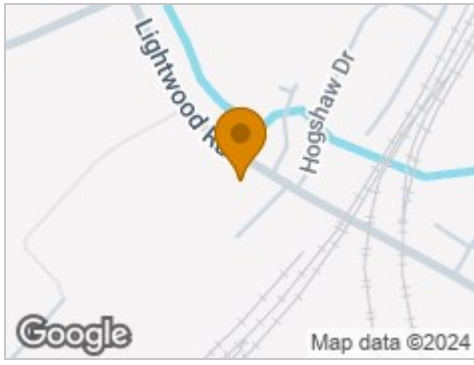
Fitted with an excellent quality suite comprising a Jacuzzi bath with multi jet rainfall shower over and glazed shower screen. With a vanity wash basin with storage cupboards below., low level W.C. and stainless steel heated towel rail. Part tiled throughout with an extractor fan and two frosted uPVC sealed unit double glazed windows.

### OUTSIDE

To the front of the property there is a good sized flagged garden area enclosed by fencing. The rear garden is of good proportions and mainly gravelled with many mature bushes, shrubs, trees, flowers etc., and fenced with gate to side.



## Road Map



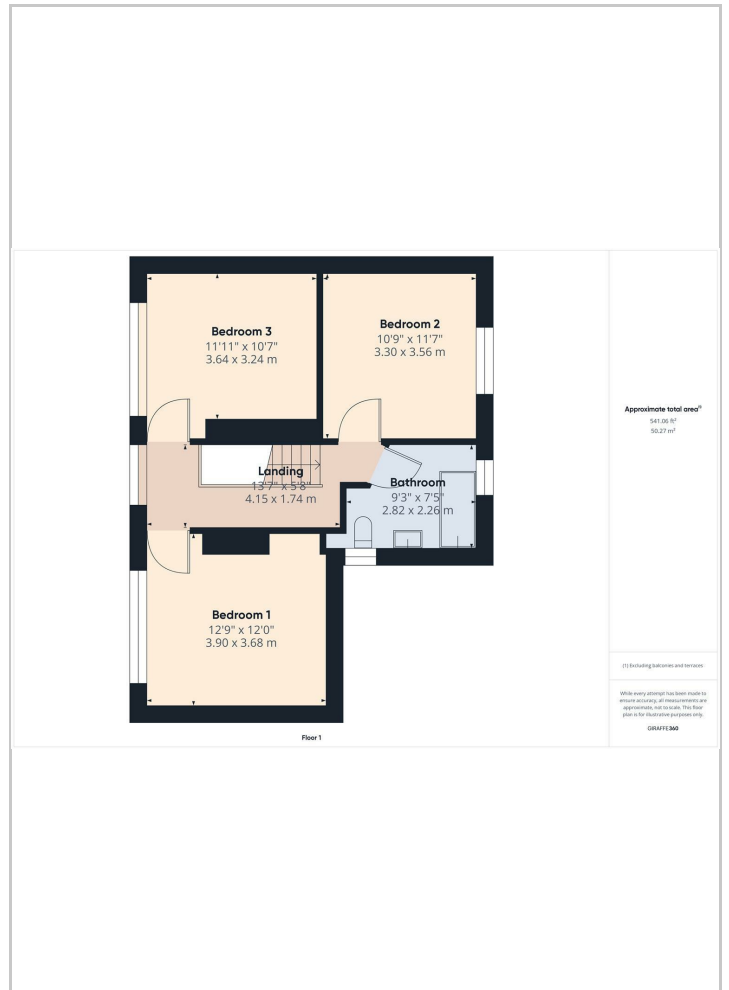
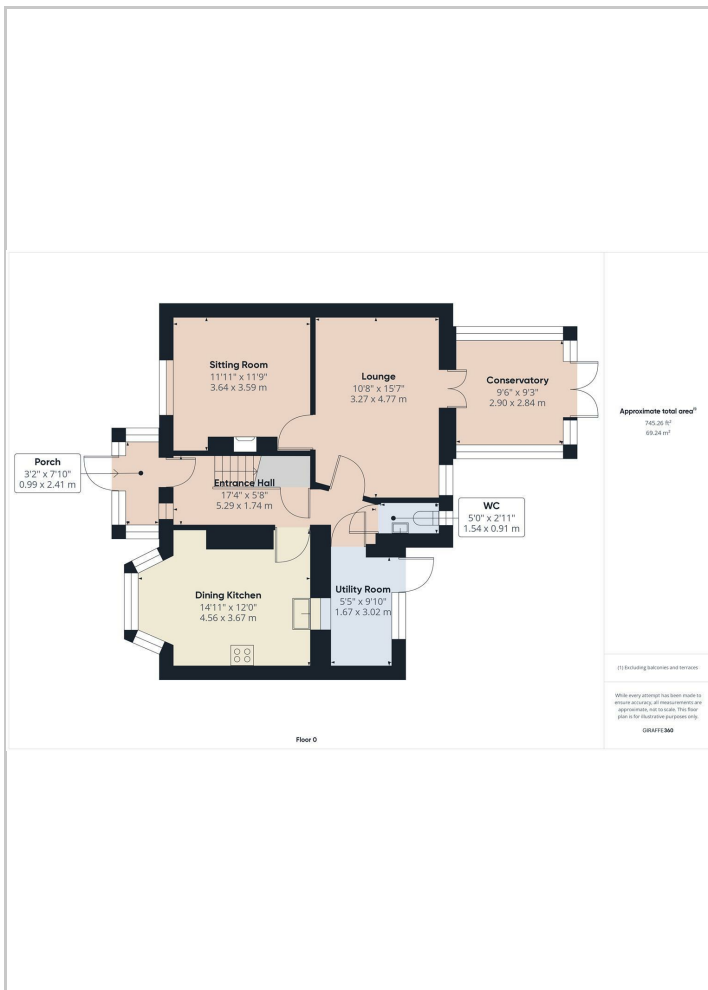
## Hybrid Map



## Terrain Map



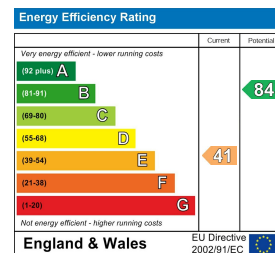
## Floor Plans



## 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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