



41a Lightwood Road
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

41a Lightwood Road

Buxton

Derbyshire, SK17 7BJ



2



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E

Offers In The Region Of
£115,000

Entrance Porch

Private entrance with stairs leading to:

Hallway

Airing cupboard housing the hot water cylinder. Storage cupboard. Velux style window. Doors to:

Lounge

With two Upvc windows. Electric heater

Kitchen

Fitted with wall and base units with drawers and worksurface over with stainless steel sink and drainer. Electric hob and oven with extractor above. Space and plumbing for washing machine and dishwasher. Space for undercounter fridge. Tiled splashbacks. Upvc window.

Bathroom

Fitted with a three piece suite comprising of: Dual flush w.c, wash hand basin and bath with wall mounted shower over. Partially tiled walls. Two Upvc windows.

Bedroom

Upvc window. Electric heater



Buxton - 0129827524



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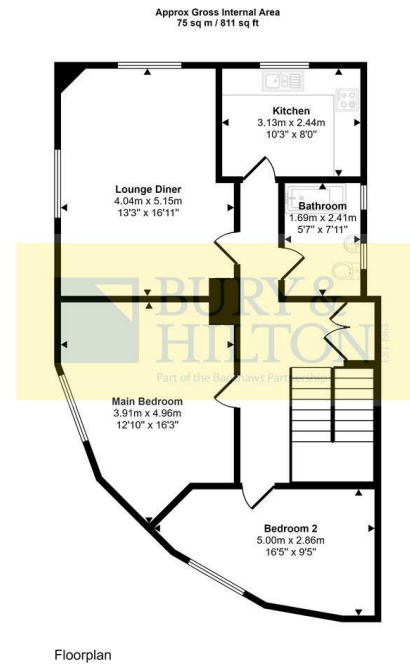
Accommodation

Bedroom
Upvc window. Electric heater

EPC- BAND E
HPBC- BAND A

LEASEHOLD. 99 YEAR LEASE GRANTED JANUARY 2005.
GROUND RENT= £100 PER ANNUM
WORKS SPLIT 50/50

THE GROUND APARTMENT IS ALSO AVAILABLE FOR SALE AND NEGOTIATIONS CAN BE MADE TO PURCHASE BOTH APARTMENTS. THE GROUND FLOOR PROPERTY CAN ALSO HAVE THE FREEHOLD NEGOTIATED IN THE PURCHASE.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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