



19 Lightwood Road
Buxton



Part of the Bagshaws Partnership

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

19 Lightwood Road

Buxton

Derbyshire, SK17 7BJ



4



2



1



C

Offers In The Region Of
£245,000

Lower Ground Floor- Car Port

With outside power point.

Utility Room

Fitted with wall units and work tops incorporating stainless steel sink. Space and plumbing for washing machine. Radiator. Window to rear. Rear door leading into carport. Stairs off leading to ground floor.

Ground Floor- Entrance Hallway

Front entrance door. Oak flooring. Radiator. Stairs off leading to first floor.

Fitted Kitchen

Fitted with a range on wall and base units with drawers and worksurface over units over incorporating corner one and a half bowl sink with drainer. Space and plumbing for dishwasher. Space for fridge freezer. Range size electric cooker with double oven and extractor hood over. Tiled splash backs. Upvc windows to front and side. Radiator.

Lounge

With oak flooring, radiator and column style radiator and column style radiator. Upvc double glazed door and window opening to a decked balcony.

Wc

With low flush WC and wash hand basin. Radiator and extractor fan.

First Floor Landing

Spacious landing area. Upvc window to front. Wall mounted 'Alpha' gas combi boiler. Built in storage cupboard.

Bedroom

Upvc window to rear. Radiator

Bedroom

Upvc window to front. Radiator.

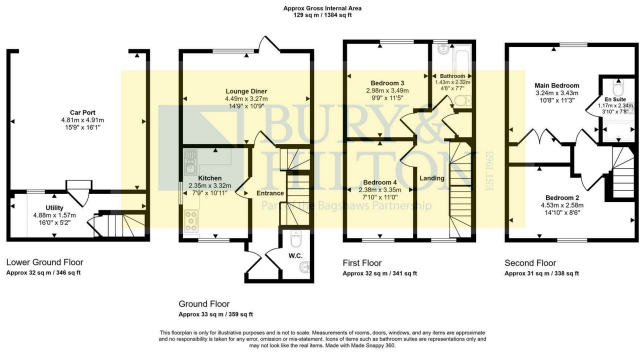
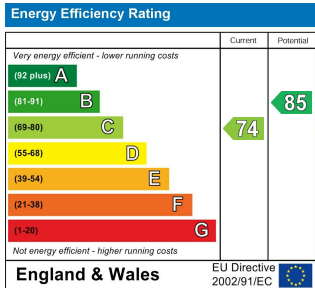


Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





Accommodation

Bathroom
With tiled bath with wall mounted shower over and glass shower screen, WC, and wash hand basin. Tiled walls. Upvc window to rear. Heated towel rail. Extractor.

Second Floor
With doors leading to:

Bedroom
Upvc window to front. Radiator.

Bedroom
Upvc window to rear. Radiator. Large built in wardrobes with hanging space and shelving.

En Suite
With shower enclosure with wall mounted shower, Wash hand basin and Wc. Extractor fan. Heated towel rail. Tiled walls.

Outside
To the front of the property is a small gated yard to the front entrance door. To the rear and side of the property is a garden laid with lawned area and decking with fencing to clearly mark the boundaries.

FREEHOLD
HPBC-D
EPC- C

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.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband Connectivity
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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.



17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811

arla | propertymark

