Crowther | Key

SALES










£525,000

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141 Lightwood Road
Buxton SK17 6RW










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.

Misrepresentation Act 1967 and Consumer Protection Regulation



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This substantial property offers generous and flexible living space throughout, with a particularly impressive lounge featuring an inglenook fireplace and living flame gas fire, a separate dining room, and a conservatory opening to the rear garden. The well-equipped kitchen is complemented by a separate utility room and a ground-floor shower room, whilst the first floor provides adaptable bedroom accommodation – one bedroom currently divided to create a fourth. Completed by a garage and offered with the considerable benefit of no onward chain, this is a home certain to appeal to growing families seeking space, character and a flexible layout.

Location
Lightwood Road is a well-regarded and convenient residential location within comfortable walking distance of both Buxton town centre and the railway station, the latter providing regular services towards Manchester. A good range of everyday amenities is close at hand, including local supermarkets, shops and well-regarded primary and secondary schools, with Cavendish Hospital and the town's wider facilities all within easy reach. The property lies approximately half a mile from the centre of Buxton, with the open countryside of the Peak District National Park beyond.

Ground Floor
Entrance Hall
With radiator, staircase rising to the first floor, under-stairs cupboard and cloaks cupboard.

Lounge 19'0" x 16'0" (5.79m x 4.88m)
A generous principal reception room with an inglenook fireplace housing a living flame gas fire, uPVC double-glazed window, uPVC French doors opening to the conservatory, and two double radiators.

Dining Room 10'4" x 9'10" (3.15m x 3.00m)
With uPVC double-glazed window and radiator.

Conservatory 9'0" x 8'9" (2.74m x 2.67m)
A light and useful additional living space with uPVC double-glazed windows and French doors opening to the rear garden.

Kitchen 15'8" x 9'2" (4.78m x 2.79m)
Fitted with a range of wall and base units with worktops over, stainless steel sink unit, gas cooker point, radiator and a pantry area.

Utility Room 7'10" x 6'0" (2.39m x 1.83m)
With Belfast sink and plumbing for a washing machine.

Rear Porch
With uPVC door.

Shower Room / WC
Comprising a shower with electric shower unit, wash hand basin and low-level flush WC. Housing the Ideal Logic combi boiler.

Garage 16'8" x 9'0" (5.08m x 2.74m)
With up-and-over door and electric light and power.

First Floor

Landing
With a walk-in cupboard and a further large walk-in cupboard.

Bedroom One 13'5" x 12'3" (4.09m x 3.73m)

A well-proportioned double bedroom with uPVC double-glazed window and radiator.

Bedroom Two 10'5" x 9'10" (3.18m x 3.00m)

A further double bedroom.

Bedroom Three & Four 19'0" x 10'10" (5.79m x 3.30m)
A spacious double bedroom with uPVC double-glazed windows, two radiators, and built-in wardrobes and cupboard.
The room is currently divided into two, creating the fourth bedroom and offering flexible accommodation to suit a variety of needs.

Bathroom
Comprising a panelled bath, pedestal wash basin, radiator, uPVC double-glazed window and built-in cupboards.

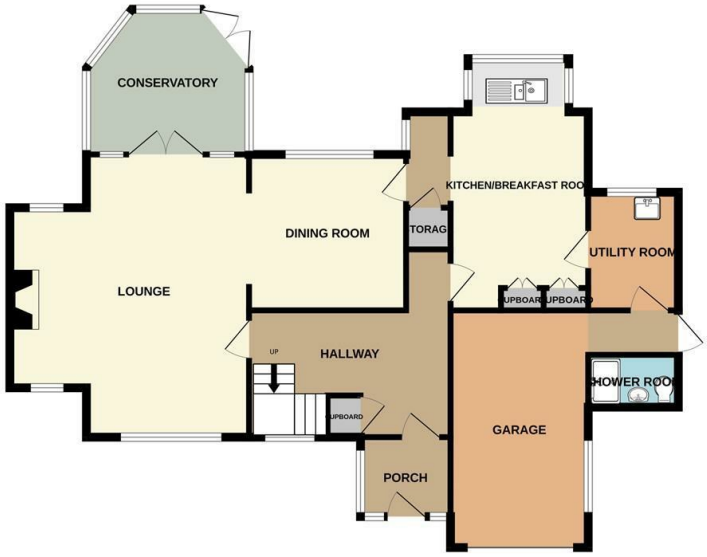
Separate WC
With low-level flush WC and uPVC double-glazed window.

Outside
To the rear of the property is a garden, with access directly from the conservatory.

Buyer ID Checks – Under anti-money laundering rules, every buyer must have their identity checked before a sale can go ahead. When your offer on a Crowther Key property is accepted, we'll ask each buyer to complete a quick digital ID check through our partner, Thirdfort, and we'll keep your details under review until completion. This only confirms who you are. It's not a credit check, so your credit file won't be affected. There's a charge of £30.00 including VAT for each buyer. This is payable at the point your offer is agreed, and we'll issue the memorandum of sale once it's paid. By going ahead with your offer, you agree to these checks being carried out. The fee is non-refundable.

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GROUND FLOOR




1ST FLOOR




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