Mellors
ESTATE AGENTS

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN HIGH PEAK
BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HIGH PEAK
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125 Lightwood Road

Buxton, SK17 6RW

Asking Price £650,000

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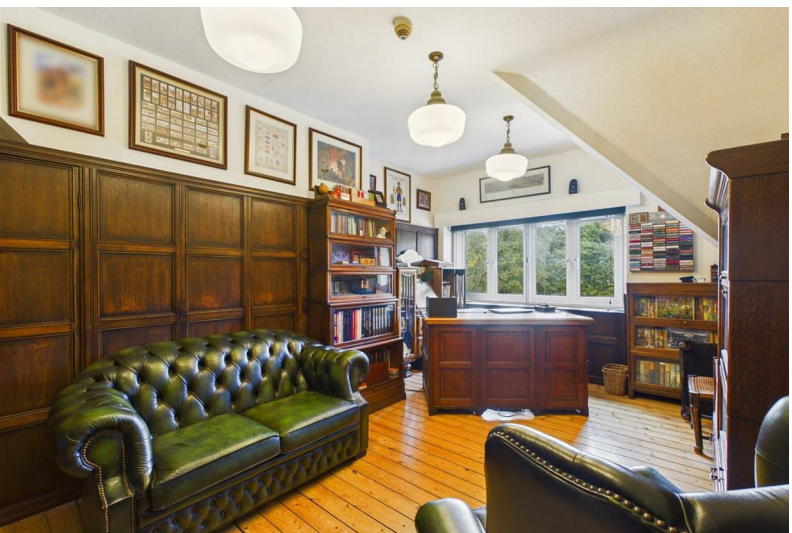


125 Lightwood Road

Buxton, SK17 6RW

Tenure Freehold **Council Tax Band** E

"Fordside" is a charming and substantial semi-detached period property situated on a corner plot on Lightwood Road, boasting a perfect blend of character and spaciousness.

Originally constructed in 1904, this home has been cherished by the current family for the past 25 years. During their time here, they have made significant enhancements, including a new roof, updated windows, and modernised bathrooms, while also restoring many original features. The property offers versatile living accommodation spread across four floors, featuring three elegant reception rooms, five generously sized bedrooms with en-suites, and ample outdoor space.

The location on Lightwood Road is delightful, providing a tranquil residential atmosphere while remaining easily accessible to Buxton's vibrant town center. Residents can also enjoy the stunning natural beauty of the surrounding Peak District, known for its breathtaking landscapes and a variety of outdoor activities.

Directions

From our Buxton office, bear right then left at the Spring Gardens roundabout. Follow the road as it bears to the right and proceed up Manchester Road. As it bears left at the top turn right into Corbar Road. Continue to the end of Corbar Road and at the 'T' junction, turn left into Lightwood Road where no.125 will be seen after a short while on the left-hand side.

GROUND FLOOR

Entrance Porch

6'10" x 5'1" (2.08m x 1.55m)

Wooden door to entrance porch with tiled floor and windows to all aspects.

Hallway

17'02 x 6'9" (5.23m x 2.06m)

Radiator. Stairs to first floor. Window to side. Door to cellar.

Cellar

Power and light connected.

Steps down to

Room One 13'3" x 8'4"

Room Two 9'9" x 7'6"

Sitting Room

19'52 x 13'9" (5.79m x 4.19m)

Bay window to front. Radiator. Feature fireplace with wooden surround and tiled insert with gas coal effect living flame fire. Built in recess storage.

Dining Room

14'1" x 12'5" (4.29m x 3.78m)

Radiator. Double doors to Sunroom.

Sunroom

14'6" x 8'10" (4.42m x 2.69m)

Window to rear. Exposed stone walls. Tiled flooring. Radiator. Door to rear porch.

Rear Porch

4'0" 3'8" (1.22m 1.12m)

Door to garden. Wash hand basin. Tiled flooring.

W.C

4'5" x 2'10" (1.35m x 0.86m)

Exposed stone walls. High level cistern. Tiled flooring and wall. Towel rail.

Kitchen

10'7" x 9'0" (3.23m x 2.74m)

Extensive range of base and wall units. Worksurfaces with integrated sink and drainer unit. Tiled splashbacks. Built in double oven and gas hob. Integrated fridge/freezer and dishwasher. Window to side. Spot lighting. Tiled flooring.

FIRST FLOOR

Split level stairs

Laundry Room

7'7" x 6'6" (2.31m x 1.98m)

Window to rear. Tiled flooring. Plumbing for washing machine. Built in cupboard with water tank and built in cupboard housing boiler and shelving.

W.C
5'2" x 3'8" (1.57m x 1.12m)
Window to side. High level cistern. Tiled flooring. Wall mounted Wash hand basin.

Landing
6'9" x 4'0" (2.06m x 1.22m)
Window to side. Radiator.

Bedroom One
19'12 x 16'0" (5.79m x 4.88m)
Window to front. Radiator.

En-suite Bathroom
10'6" x 5'6" (3.20m x 1.68m)
Claw foot roll top bath. Wash hand basin. Towel rail radiator. Window to side.

Bedroom Two
14'1" x 12'5" (4.29m x 3.78m)
Window to rear. Radiator.

En-suite
Shower enclosure with rain head shower. Low level W.C. Wash hand basin.

SECOND FLOOR

Landing
10'10" x 6'11" (3.30m x 2.11m)
Radiator. Window to side. Loft access with remote control loft door with electric wooden stairs to substantial loft storage space with power connected. Storage cupboard housing CCTV controls.

Bedroom Three
15'11" x 9'9" (4.85m x 2.97m)
Currently used as an office. Window to front. Radiator. Effective panelling to walls with storage in behind. Exposed wooden flooring.

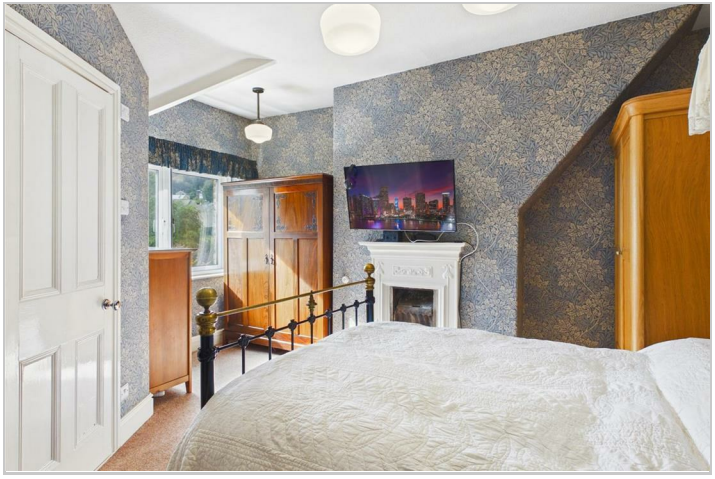
Bedroom Four
14'1" x 6'0" (4.29m x 1.83m)
Window to rear. Radiator.

En-suite
6'0" x 5'1" (1.83m x 1.55m)
Shower enclosure with wall mounted shower attachment and rain head shower. Tiled walls. Low level W.C. Wash hand basin. Towel rail.

Bedroom Five
10'5" x 7'9" (3.18m x 2.36m)
Currently used as a snug. Two windows to side.

OUTSIDE
Situated on a corner position, a substantial plot enclosed by stone wall and wrought iron railings. Flag stone pathway with artificial grassed areas and mature trees. Courtyard patio area. Blocked paved area accessed by electric gate providing ample off road parking.

Garage
18'32 x 15'10" (5.49m x 4.83m)
Detached with electric roller door. Windows and door to side.

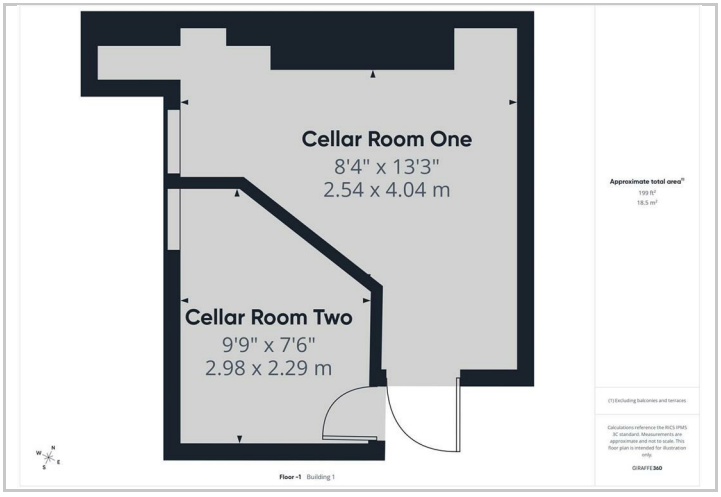


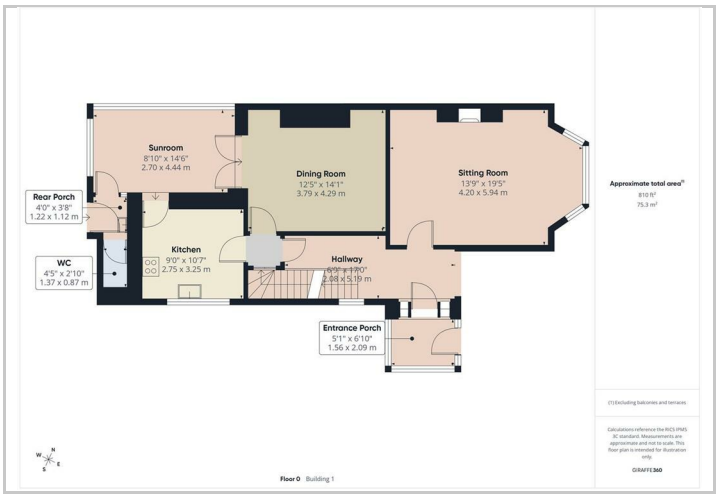
Road Map

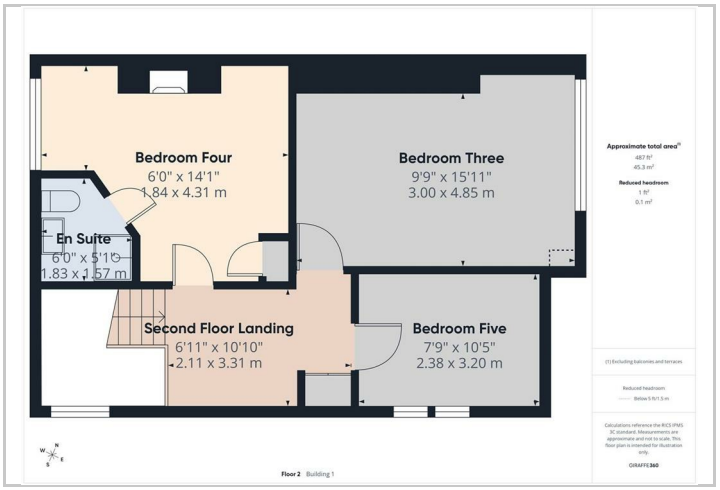
Hybrid Map

Terrain Map

Floor Plans



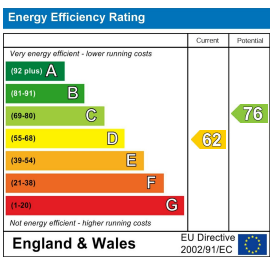




Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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