DENISE WHITE
BESPOKE ESTATE AGENT



39 Lightwood Road

, Buxton, SK17 7BJ

£850 Per month

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"Home is where one starts from." — T.S. Eliot

This two bedroom end-terrace property offers well-presented accommodation throughout. Ideally suited to a single professional or tenant seeking a conveniently located home, the property combines modern interiors with useful storage space, all within easy reach of Buxton town centre.







Denise White Estate Agent Comments
Recently updated throughout, this attractive end-terrace property offers well-presented accommodation with a fresh, contemporary feel, conveniently situated within the popular spa town of Buxton.

The ground floor comprises an entrance hall leading into a comfortable lounge, featuring a fireplace and newly fitted carpet, together with a modern fitted kitchen finished with stylish herringbone-effect flooring, modern wall and base units, integrated electric oven and hob, extractor hood and tiled splashbacks. There is also access to the rear yard from the kitchen.

To the first floor are two bedrooms, with the front bedroom featuring fitted wardrobe. There's also a recently updated shower room featuring a large shower enclosure, modern vanity unit with wash hand basin, WC and towel radiator.

Further benefits include a useful cellar providing additional storage space, and an enclosed rear yard.

Offering a convenient location and freshly presented interiors, this property would appeal to a tenant seeking a home within easy reach of Buxton's amenities and the surrounding Peak District countryside.

Location
Lightwood Road enjoys a fantastic, highly convenient location offering a peaceful residential feel while being exceptionally close to the heart of Buxton.

Situated just a short distance from the town centre, residents have effortless access to a wide range of amenities. Major supermarkets (including Waitrose), independent shops, local cafes, and everyday services are all within easy reach. The property is brilliantly positioned for transport. Buxton railway station is only a short walk or quick drive away, providing regular direct train services to Stockport and Manchester Piccadilly, making it an ideal location for commuters.

Living here puts you close to Buxton's renowned attractions. You can easily enjoy a afternoon stroll through the iconic Pavilion Gardens, take in a show at the historic Buxton Opera House, or explore the exceptional spa-town architecture and boutique dining options.

Positioned on the edge of the Peak District National Park, the area is a haven for outdoor lovers, with stunning countryside, walking trails, and local landmarks like Corbar Wood and Poole's Cavern just moments away.

Hall
Composite entrance door. Wood-effect flooring. Radiator. Door to lounge. Stairs to first floor.

Lounge 14'2" x 13'1" (4.32 x 4.00)
New fitted carpet. Fireplace. Radiator. uPVC double-glazed window.

Kitchen 13'0" x 11'10" (3.98 x 3.61)
New herringbone-effect vinyl flooring. Modern wall and base units. Integrated electric oven and hob. Extractor hood. Stainless steel sink. Tiled splashbacks. uPVC double-glazed window. uPVC rear door.

Stairs and Landing 13'6" x 4'3" (4.13 x 1.32)
New fitted carpet. Storage cupboard.

Bedroom One 10'5" x 9'4" (3.18 x 2.86)
New fitted carpet. Radiator. uPVC double-glazed window. Built-in wardrobes.

Bedroom Two 8'8" x 12'0" (2.66 x 3.66)
New fitted carpet. Radiator. uPVC double-glazed window.

Shower Room 3'8" x 11'9" (1.13 x 3.59)
New herringbone-effect vinyl flooring. Large shower enclosure. WC. Wash hand basin with vanity unit. Wall-mounted mirror. Heated towel radiator.

Cellar 16'0" x 8'11" (4.89 x 2.74)
Storage Area. Wooden Staircase. Light. Utility Meters. Radiator.

Outside
Enclosed yard with wooden fences and gate.

Holding Deposit
A holding deposit equivalent to one week's rent (£196) is required to reserve the property. With your agreement, this amount will be deducted from the first month's rent upon successful commencement of the tenancy.

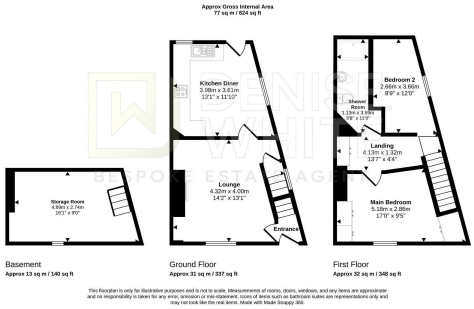
Security Deposit
A security deposit equivalent to five weeks' rent (£980) is required. This will be protected in a government-approved scheme (Deposit Protection Service - DPS) and returned at the end of the tenancy, subject to any deductions if applicable. Please note that no interest is paid on the deposit.

Reference Requirements
Prospective tenants will be subject to satisfactory referencing prior to the commencement of the tenancy. Applicants will be required to demonstrate a minimum gross annual household income equivalent to 2.5 times the annual rent, have no adverse credit history and provide satisfactory evidence of their Right to Rent in the UK. Additional referencing criteria may apply.

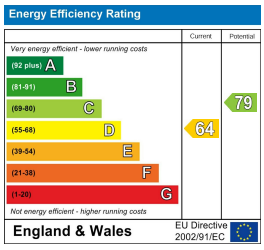
Area Map

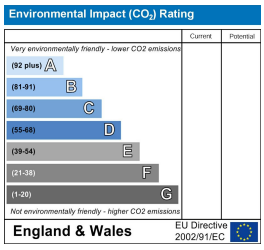


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.