



60 Lightwood Road
Buxton



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

60 Lightwood Road

Buxton

Derbyshire, SK17 7BB



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1



2



E

Offers In The Region Of
£215,000

Entrance Porch

Entrance Hall

With stairs to first floor and stairs to cellar. Radiator

Dining Room

With radiator and recessed brick fireplace and window to rear.

Living Room

With a recessed fireplace with decorative tiled surround and tiled hearth incorporating a multi-fuel cast iron stove. Radiator. Secondary double glazed bay window to front. Open plan through into the dining room.

Kitchen

Fitted with a range of base units with wooden working surfaces over, Belfast sink with mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, space and fitting for a gas/electric cooker, radiator and three sealed unit double glazed windows and frosted door to rear yard.

First floor Landing

doorway leading to stairs to second floor. Radiator



Buxton - 0129827524



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Accommodation

Bedroom

With a feature decretive cast iron fireplace, radiator and sash window to rear.

Bedroom

With a feature decretive cast iron fireplace with mantelpiece over and tiled hearth, radiator and window to front.

Bathroom

Fitted with a panelled bath with mixer shower over and shower screen, low-level wc and pedestal washbasin. radiator, frosted secondary glazed window to rear, part tiled and wall mounted Worcester combination boiler.

Bedroom (second floor)

Part sloping ceiling,x2 radiators, access to eaves storage and two Velux sealed unit double glazed windows.

Outside


To the front of the property there is a forecourt garden with lawned area and mature borders with trees and flowers. To the rear there is a small enclosed paved courtyard with planting area.

FREEHOLD

EPC- E

HPBC- B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Notes

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



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