



Amity 130 Lightwood Road

Buxton, SK17 6RW

£750,000



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Tenure Freehold Council Tax Band F



A rare opportunity to acquire this substantial five/six bedroom, three bathroom, two reception room splendid family home in a highly sought after residential location and set in stunning formal gardens backing onto woodland. Benefitting from gas fired central heating and uPVC sealed unit double glazing throughout with ample off road parking, double garage and within easy reach of the town centre and its many amenities. Viewing is highly recommended.

DIRECTIONS:

From our Buxton office turn right and bear right at the roundabout. Turn left into Palace Road and left into Lascelles Road. Follow the road around to the right into Lansdowne Road and at the junction turn left into Lightwood Road. The property can be found on the right where our For Sale board has been erected.

GROUND FLOOR

Entrance Porch

5'0" x 10'7" (1.52m x 3.23m)

With uPVC sealed unit double glazed front entrance door and uPVC sealed unit double glazed windows. Double radiator.

Entrance Hall

8'3" x 10'7" (2.51m x 3.23m)

With double radiator and stairs to first floor.

Dining Kitchen

13'11" x 17'1" (4.24m x 5.21m)

Fitted with an excellent quality range of base and eye level units and working surfaces incorporating a double enamel sink unit with tiled splash back and a seven ring Range cooker with stainless steel extractor over. With integrated dishwasher and two uPVC sealed unit double glazed windows looking to the rear garden. Double radiator, door to lower ground floor basement and door to annexe/bedroom six.

Pantry

4'5" x 3'3" (1.35m x 0.99m)

With wall mounted shelving and space for a fridge/freezer.

Lounge

14'0" x 17'6" (4.27m x 5.33m)

With a feature coal effect living flame gas fire with a decorative wooden fireplace surround and mantelpiece over. Two double radiators, two wall light points, television aerial point and uPVC sealed unit double glazed bay window to front.

Sitting Room

12'1" x 13'10" (3.68m x 4.22m)

With two wall light points, double radiator and uPVC sealed unit double glazed bay window to front.

Annexe

Inner Hallway

5'6" x 5'8" (1.68m x 1.73m)

With sealed unit double glazed patio doors leading out to the patio and gardens beyond.

Bathroom

6'9" x 4'8" (2.06m x 1.42m)

Fully tiled and fitted with a good quality suite comprising panelled bath with mixer shower, low level suite w.c. and pedestal washbasin. With single radiator, extractor fan and wall mounted cupboard.

Study/Bedroom Six

9'9" x 10'5" (2.97m x 3.18m)

Double radiator, built-in storage cupboard and uPVC sealed unit double glazed window overlooking the rear garden.

FIRST FLOOR

Half Landing

Cloakroom

5'8" x 3'5" (1.73m x 1.04m)

With low-level suite w.c., wall mounted washbasin and uPVC sealed unit double glazed window to rear.

Landing

13'9" x 3'1" (4.19m x 0.94m)

With single and double radiators and uPVC sealed unit double glazed window overlooking the rear garden. Access to loft space which has two double glazed Velux windows and flooring.

Bedroom One

12'2" x 13'5" (3.71m x 4.09m)

Double radiator and uPVC sealed unit double glazed bay window to front.

Bedroom Two

12'5" x 11'8" (3.78m x 3.56m)

Double radiator and uPVC sealed unit double glazed window to rear overlooking the garden. Access to eaves storage space.

Bedroom Three

11'2" x 11'8" (3.40m x 3.56m)

Double radiator and uPVC sealed unit double glazed bay window to front.

Bedroom Four

8'3" x 10'5" (2.51m x 3.18m)

Double radiator and uPVC sealed unit double glazed bay window to front. Access through into a further good sized eaves storage room.

Store Room

8'0" x 10'8" (2.44m x 3.25m)

Bedroom Five

11'2" x 10'1" (3.40m x 3.07m)

Single radiator, built-in storage cupboard and uPVC sealed unit double glazed window.

Bathroom One

8'11" x 10'3" (2.72m x 3.12m)

Fitted with a good quality suite comprising a panelled bath with Victoria shower fitting, pedestal washbasin and low-level w.c. Half tiled, single radiator, extractor fan and frosted uPVC sealed unit double glazed window.

Bathroom Two

7'8" x 6'3" (2.34m x 1.91m)

Fitted with a panelled bath with shower over and shower screen, pedestal washbasin and low level w.c. Part tiled walls, built-in linen cupboard and uPVC sealed unit double glazed window to rear.

LOWER GROUND FLOOR

Door to outside.

Hallway

8'4" x 3'7" (2.54m x 1.09m)

Cellar Room One

9'6" x 10'2" (2.90m x 3.10m)

With window and wall mounted Worcester boiler.

Cellar Room Two

8'5" x 10'9" (2.57m x 3.28m)

Cellar Room Three

8'5" x 7'5" (2.57m x 2.26m)

With window and Belfast sink.

OUTSIDE

Double Garage

21'3" x 16'4" (6.48m x 4.98m)

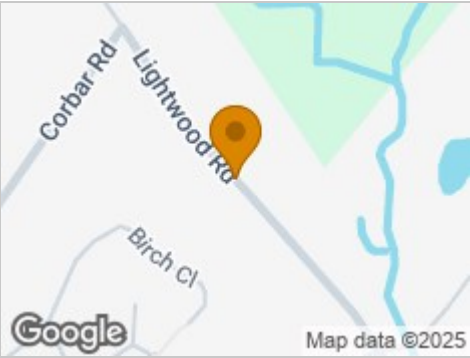
With two metal up and over doors, light and power.

GARDENS

To the front of the property there is a substantial tarmac driveway area suitable for the parking of a number of vehicles, block paving and a patio seating area with mature shrubs, bushes and plants. The rear garden is simply stunning and has been maintained and improved over many years by our client. It has large lawned areas with many mature well stocked borders with flowers, shrubs and bushes. There are extensive block paved and decked patio areas with private and secluded areas and a stream runs through the grounds of the property. There is a greenhouse and numerous pathways leading around this beautiful garden. Also at the rear there is access to a store room which is located at lower ground floor level beneath the kitchen.



Road Map



Hybrid Map



Terrain Map



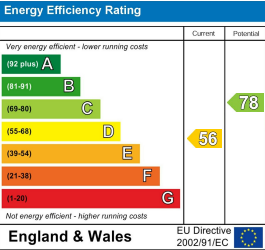
Floor Plans



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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1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk