



185 Lightwood Road

Buxton, SK17 6RN

£355,000



185 Lightwood Road

Buxton, SK17 6RN

Tenure Freehold Council Tax Band D



This delightful family home is situated on the edge of open countryside with panoramic views to the front and the rear and yet is within easy reach of the town centre and local amenities. The property is a well presented three bedroom semi detached house which benefits from combi gas fired central heating and uPVC sealed unit double glazing and has well kept gardens to the front and rear. There is also a detached timber office located in the rear garden. There is a garage and off road parking. This superb home should be viewed to be fully appreciated.

DIRECTIONS:

From our Buxton office turn right and bear left at the roundabout, following the road as it bears to the right into Manchester Road. Take the second right turning into Devonshire Road and turn immediately left into Corbar Road. At the end of Corbar Road turn left into Lightwood Road and the property can be found after a short while on the left hand side.

GROUND FLOOR

Entrance Porch

5'3" x 5' (1.60m x 1.52m)

With uPVC sealed unit double glazed entrance door and windows and stained glass door leading into the main hallway.

Entrance Hall

9'7" x 5'6" (2.92m x 1.68m)

With stairs to first floor and single radiator.

Lounge

17'1" x 10'11" (5.21m x 3.33m)

With stripped wooden flooring, uPVC sealed unit double glazed window to front with panoramic views

to open countryside and uPVC sealed unit double glazed window to rear. With a feature cast iron fireplace surround and mantle over with a quarry tiled hearth and open grate. Picture rail, television aerial point and two single radiators.

Dining Room

12'7" x 10'10" (3.84m x 3.30m)

With stripped wooden flooring, picture rail, feature exposed brick recessed fireplace with a tiled hearth and incorporating a cast iron log burning stove. With uPVC sealed unit double glazed bay window to front with panoramic views to open countryside and with three single radiators. Serving hatch.

Kitchen

14' x 7' (4.27m x 2.13m)

With wood effect flooring and fitted with a range of base and eye level units and work surfaces incorporating a single drainer sink unit with tiled splashbacks. Space and plumbing for a washing machine, space for larger fridge and space and fitting for an electric cooker. With uPVC sealed unit double glazed door and two windows looking to the rear garden. Double radiator and storage pantry.

FIRST FLOOR

Landing

13'7" x 5'6" (4.14m x 1.68m)

With uPVC sealed unit double glazed window and loft access.

Walk In Storage Room

5'4" x 4' (1.63m x 1.22m)

Fitted shelving and window to front.

Bedroom One

12'1" x 11' (3.68m x 3.35m)

Wooden flooring, single radiator and shelving. uPVC sealed unit double glazed window to front with panoramic views to countryside.

Bedroom Two

10'10" x 10'6" (3.30m x 3.20m)

With stripped wooden flooring, picture rail, double radiator and uPVC sealed unit double glazed window to front with panoramic views to open countryside.

Bedroom Three

10'10" x 6'4" (3.30m x 1.93m)

Stripped wooden flooring, single radiator and uPVC sealed unit double glazed window to rear with views to the garden.

Bathroom

9'1" x 5'10" (2.77m x 1.78m)

Fully tiled throughout and fitted with a panel bath, pedestal wash basin and low level wc. Tiled and glazed cubicle with shower, double radiator and frosted uPVC sealed unit double glazed window

OUTSIDE

Office/Studio

11'7" x 7'11" (3.53m x 2.41m)

Fully insulated and with light and power. Located at the rear of the property.

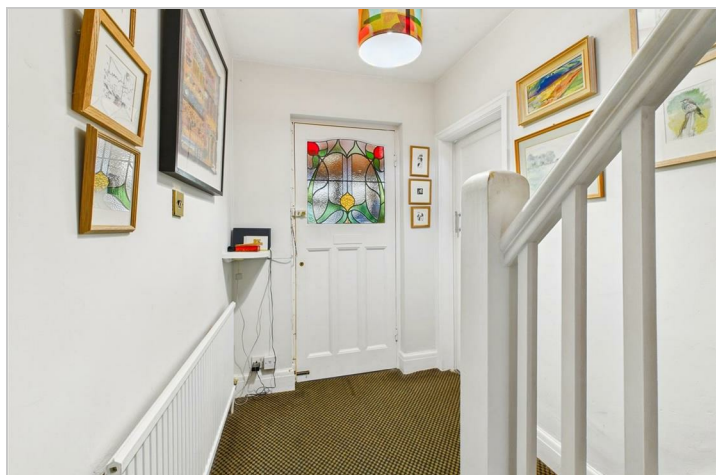
Garage

16'7" x 9'6" (5.05m x 2.90m)

With metal up and over door, light and power.

Gardens

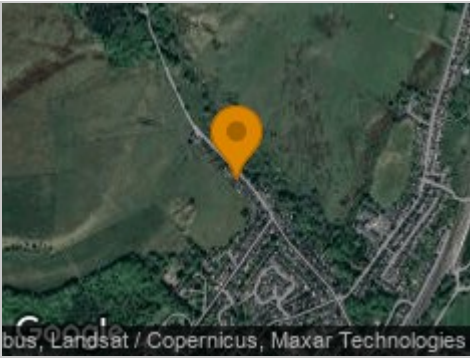
To the rear is a delightful well stocked garden with many mature flowerbeds and a lawned area which backs onto open countryside. The front garden is terraced and has flowerbeds and shrubs.



Road Map



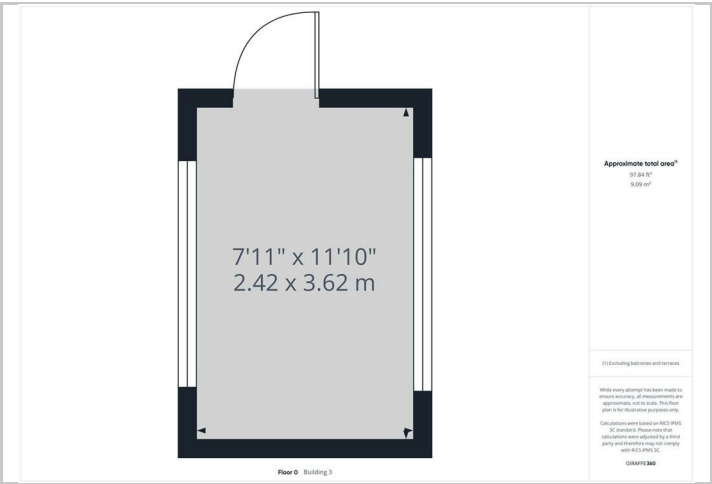
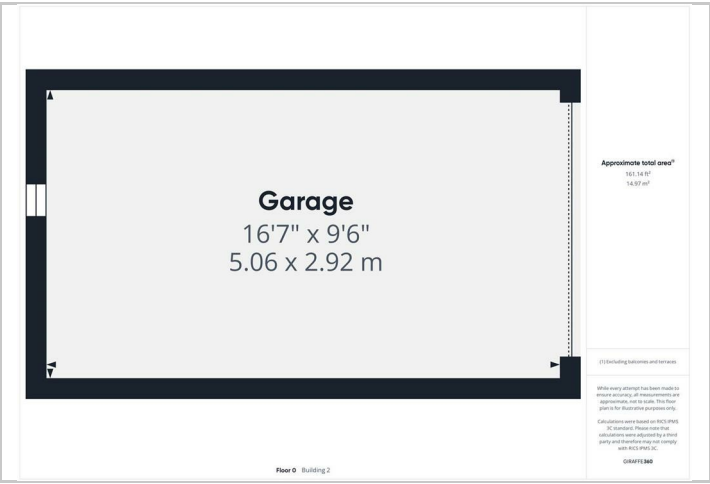
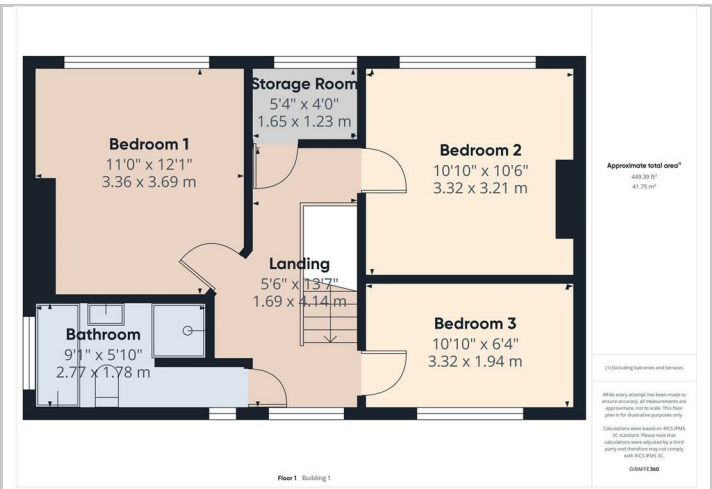
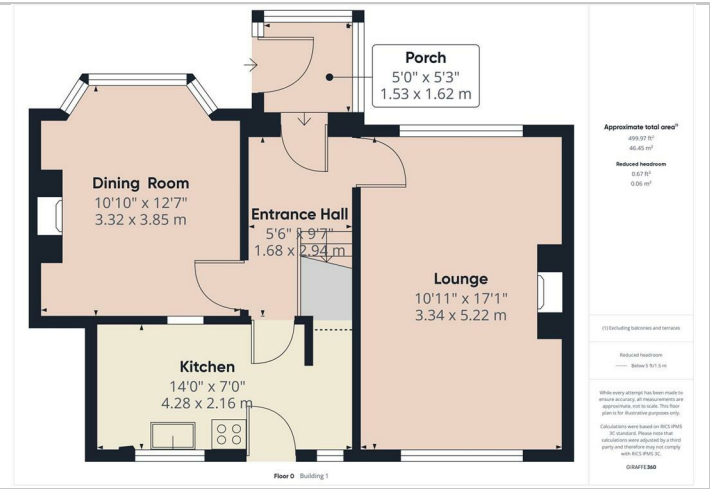
Hybrid Map



Terrain Map



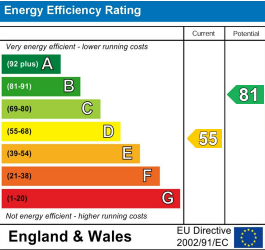
Floor Plans



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



Important Notice
Mellors Estate Agents, their solicitors and joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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