



83 Lightwood Road

Buxton, SK17 7AT

£279,950



# 83 Lightwood Road

Buxton, SK17 7AT

Tenure Freehold Council Tax Band B



A fully re-furbished and upgraded stunning family home in this popular central residential location. Upgraded to the very highest of standards with a ground floor entrance hall leading through to an open plan dining kitchen with integrated appliances and Quartz work surfaces throughout. With glazed double doors leading through into the lounge and bi-fold doors leading through to the conservatory and garden beyond. With three generous bedrooms, a superbly fitted bathroom completing the accommodation. uPVC sealed unit double glazing and combi gas fired central heating throughout, off road parking space for a vehicle and delightful rear garden, this beautiful home must be viewed to be fully appreciated.

## DIRECTIONS:

From our Buxton office, bear right and right again at Spring Gardens roundabout. Proceed along the bypass, turning left at the next roundabout into Charles Street. Follow the road as it bears under the bridge and at the 'T' junction with Lightwood Road turn left. Follow the road and after a while no. 83 will be seen on the left hand side.

## GROUND FLOOR

12'6" x 5'7" (3.81m x 1.70m)

With tiled flooring, telephone point, frosted uPVC sealed unit double glazed window to front and stairs to first floor.

### Cloakroom

5'2" x 2'3" (1.57m x 0.69m)

Fully tiled throughout and tiled flooring, low-level w.c. and vanity washbasin. Storage cupboard and frosted uPVC sealed unit double glazed window.

## Dining Kitchen

16'10" x 12'0" (5.13m x 3.66m)

Fitted with an excellent quality range of base and eye level units with Quartz working surfaces incorporating a central island with breakfast bar. With a one and a half bowl single drainer sink unit and integrated appliances including an AEG four ring ceramic hob with internal extractor, an AEG oven, microwave, washing machine and fridge freezer. Tiled flooring throughout, two feature radiators and bi-fold doors leading through to the conservatory.

## Conservatory

15'10" x 7'5" (4.83m x 2.26m)

With uPVC sealed unit double glazing throughout and sliding uPVC door to the rear garden. Tiled flooring throughout.

## Lounge

11'10" x 10'8" (3.61m x 3.25m)

With glazed double doors leading through into the dining kitchen and uPVC sealed unit double glazed bay window to front.

## FIRST FLOOR

### Landing

9'4" x 5'10" (2.84m x 1.78m)

With loft access.

### Bedroom One

11'11" x 10'7" (3.63m x 3.23m)

With single radiator, ceiling down lighters and uPVC sealed unit double glazed window to front.



### Bedroom Two

11'11" x 10'7" (3.63m x 3.23m)

With single radiator, ceiling downlighters and uPVC sealed unit double glazed window to rear.

### Bedroom Three

7'9" x 5'9" (2.36m x 1.75m)

With single radiator, ceiling downlighters and uPVC sealed unit double glazed window looking to the rear garden.

### Bathroom

6'3" x 5'8" (1.91m x 1.73m)

Fitted with an excellent quality suite comprising a panelled bath with rainfall shower and shower screen, low-level w.c. and vanity washbasin. Heated towel rail, extractor fan and frosted uPVC sealed unit double glazed window.

### OUTSIDE

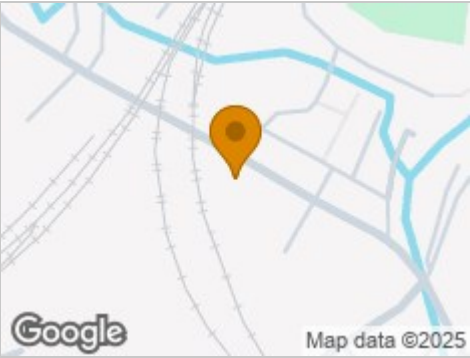
To the front of the property there is a flagged off road parking space for a vehicle.

### Garden

The rear garden is laid with artificial grass, with well stocked borders with bushes, shrubs and trees etc. and a flagged patio area.



Road Map



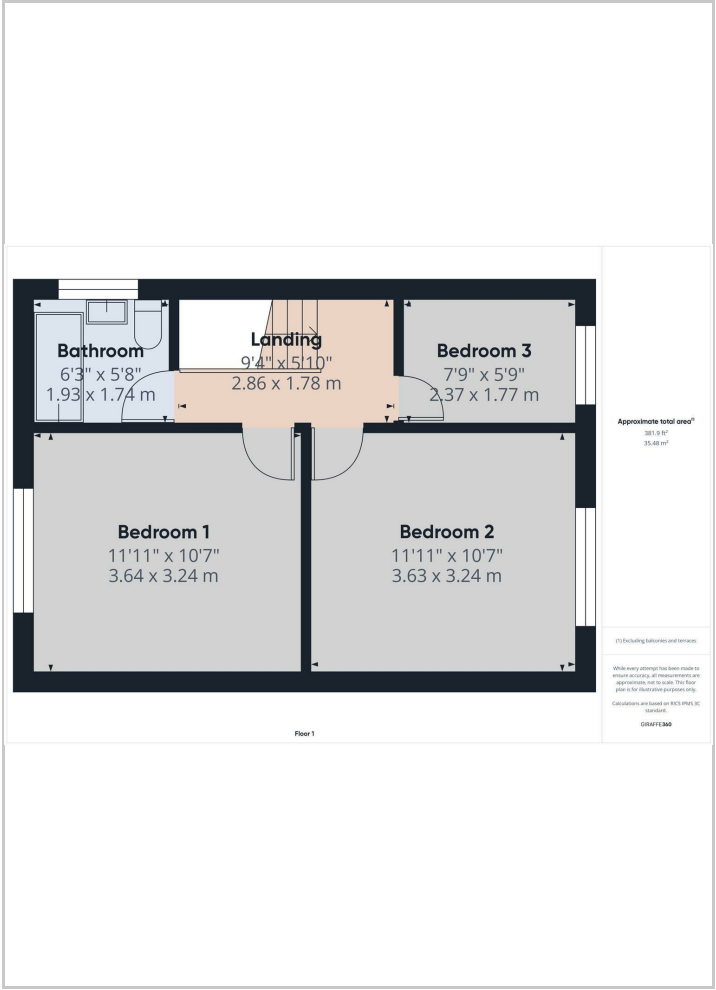
Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

