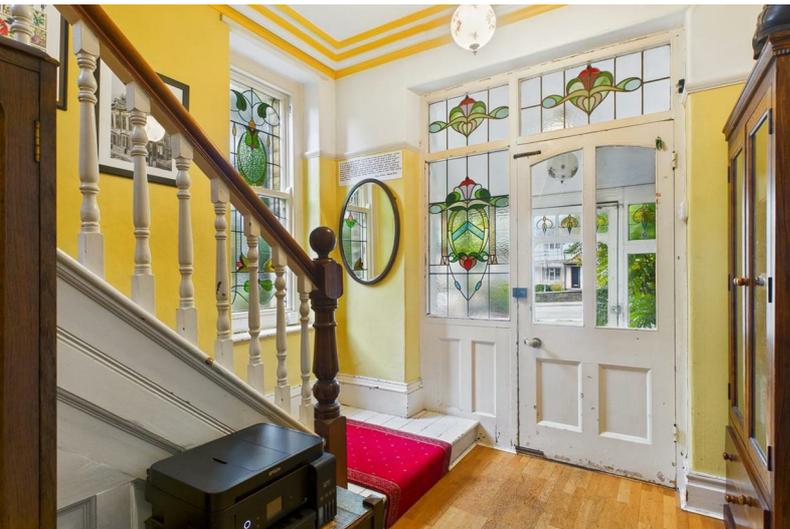




146 Lightwood Road

Buxton, SK17 6RW

£660,000



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Tenure Freehold Council Tax Band E



We are delighted to offer for sale this generous two reception, six bedroom, two bathroom semi-detached family home in a highly popular residential location, within easy proximity of Buxton town centre and train station, and only a short walk up to the moors. Nestling within are original character features, with many heart-catching stained glass windows, ceiling cornices, picture rails and a number of period fireplaces. The property benefits from combi gas fired central heating, off-road parking, lawned garden to front and a substantial rear garden. Arrange to view this lovely family home.

DIRECTIONS

From our Buxton office, bear right and then right again at the Spring Gardens roundabout. Turn left into Palace Road and follow the road as it bears to the right and then turn immediate left into Lascelles Road. Continue to the top of the road and then turn right into Lansdowne Road. Proceed to the bottom of this road and at the 'T' junction, turn left into Lightwood Road and after a short while No. 146 will be seen on the right hand side.

GROUND FLOOR

Entrance Porch

7'4" x 4'9" (2.24m x 1.45m)

With stained glass windows, a black-and-white tiled floor and plenty of space to store coats and boots, sticks and scooters. Door to main hallway.

Entrance Hall

13'9" x 9'6" (4.19m x 2.90m)

With wooden flooring, double radiator, stairs to first floor and feature stained glass window to side. Door to cellar.

Lounge

19'5" x 13'9" (5.92m x 4.19m)

Wooden fireplace surround with mantelpiece over, incorporating and open-grate fire with decorative tiled inset and hearth. Ceiling cornice, picture rail, wooden flooring, three double radiators and a single radiator. uPVC sealed unit double glazed bay window to front with feature stained glass.

Dining Room

18'9" x 12'8" (5.72m x 3.86m)

A stunning feature fireplace with decorative wooden surround and inset mirror, cast-iron fire with open grate, decorative tiled inset and tiled hearth. With wooden flooring, two double radiators, ceiling cornice, picture rail and window to rear garden.

Kitchen

13'10" x 10'7" (4.22m x 3.23m)

Fitted with an excellent quality range of base and eye level units and working surfaces, incorporating a Belfast sink unit with granite work surface. With a recessed built-in Rangemaster range oven, with extractor over and space for a fridge/freezer. With tiled flooring, single radiator and uPVC sealed unit double glazed window to side. Door to utility room.

Utility Room

10'9" x 8'6" (3.28m x 2.59m)

With base and eye level units and working surfaces, incorporating a stainless steel double drainer sink unit. Space and plumbing for a washing machine, space and plumbing for a dishwasher and window to rear. Door to side.

Cloakroom

4'8" x 2'5" (1.42m x 0.74m)

With low-level W.C., wall mounted washbasin and window to outside.

FIRST FLOOR

Half-Landing

With feature stained-glass window to side.

Landing

12'0" x 4'5" (3.66m x 1.35m)

Stripped wooden flooring, double radiator and stairs to second floor.

Storage Cupboard

Bedroom One

15'11" x 13'11" (4.85m x 4.24m)

Wood effect laminate flooring, double radiator and two sash windows to front. With a feature decorative wooden fireplace surround and mantelpiece over, incorporating a cast-iron fireplace with tiled inset and tiled hearth.

Bedroom Two

14'11" x 12'10" (4.55m x 3.91m)

With two built-in double wardrobes, double radiator, wall mounted washbasin and two sash windows to rear.

Bedroom Three

10'7" x 9'6" (3.23m x 2.90m)

With secondary double glazed sash window to rear, single radiator and feature cast-iron fireplace and mantelpiece over with tiled inset and tiled hearth.

Bathroom

9'8" x 6'5" (2.95m x 1.96m)

A claw-foot bath with Victoriana shower fitting, low-level W.C. and pedestal washbasin. Fully glazed shower cubicle and shower, double radiator, extractor, half tiled walls and a feature stained glass window.

Half Landing

With feature stained glass window.

Landing

8'9" x 4'1" (2.67m x 1.24m)

With loft access.

Bedroom Four

15'10" x 11'11" (4.83m x 3.63m)

With a feature cast-iron fireplace with mantelpiece over and decorative tiled inset, double radiator, wall mounted shelving and two sash windows.

Bedroom Five

14'9" x 12'9" (4.50m x 3.89m)

With wood effect laminate flooring, double radiator, wall mounted shelving and uPVC sealed unit double glazed window to rear.

Bedroom Six

12'9" x 10'7" (3.89m x 3.23m)

With a feature cast iron fireplace, double radiator, wall mounted shelving and sash window to side.

Shower Room

9'7" x 6'6" (2.92m x 1.98m)

Fully glazed double shower unit and shower, low-level W.C. and pedestal washbasin. Single radiator, tiled flooring and frosted sash window to side.

LOWER GROUND FLOOR

CELLAR

Hallway

With stone benches and shelving.

Cellar Room One

14'10" x 12'1" (4.52m x 3.68m)

With light and power, a Worcester combination central heating and hot water boiler, feature stone sink, space for a tumble dryer and window to outside.

Cellar Room Two

8'7" x 7'6" (2.62m x 2.29m)

With light and power.

Cellar Room Three

10'7" x 6'0" (3.23m x 1.83m)

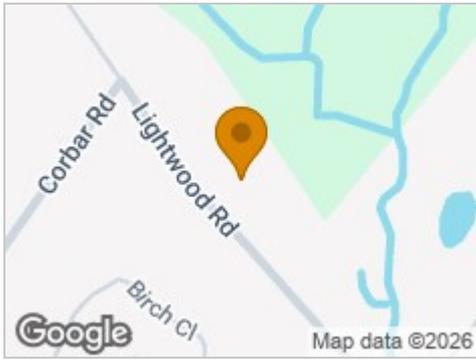
With light and power.

OUTSIDE

To the front of the property there is a Tarmacadam driveway suitable for the off-road parking of a number of vehicles and a lawned garden with mature bushes, shrubs and trees. The rear garden is of substantial proportions with several lawned areas, many mature bushes, shrubs and trees and wild garden areas leading down to a stream.



Road Map



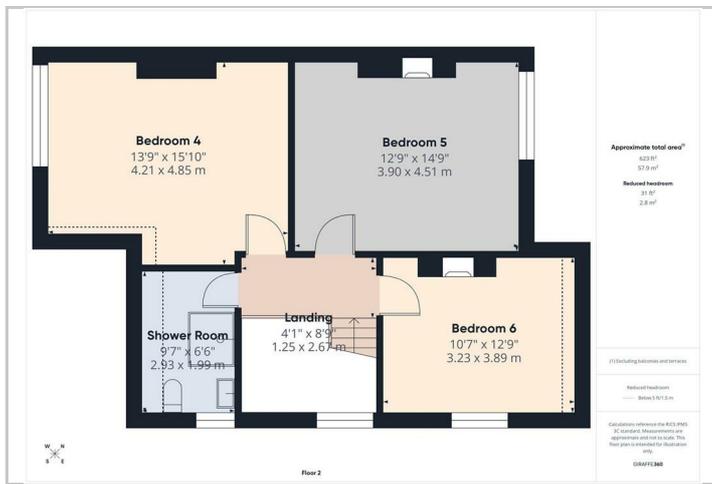
Hybrid Map



Terrain Map



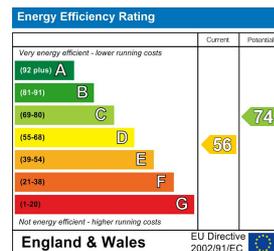
Floor Plans



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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