



Wright Marshall  
Estate Agents

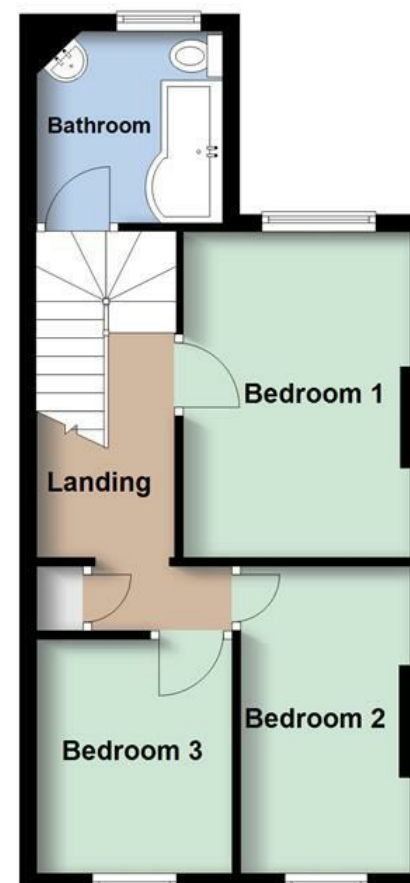
70 LIGHTWOOD ROAD, BUXTON SK17 7AT

£235,000

Ground Floor



First Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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This WELL PRESENTED END TERRACE HOME is situated in a POPULAR RESIDENTIAL AREA and is offered with NO ONWARD CHAIN. The accommodation comprises a hallway, two reception rooms, fitted kitchen, utility area and conservatory. To the first floor there are THREE BEDROOMS and a bathroom. Externally, the property benefits from an enclosed front garden, a low maintenance courtyard to the rear, and a workshop. The property is conveniently located within walking distance of the town centre, railway station, shops, restaurants, the Opera House and Pavilion Gardens.

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**HALLWAY**

uPVC entrance door, radiator, wood effect flooring and stairs to the first floor.

**LIVING ROOM**

11'10 x 11'2 (3.61m x 3.40m )  
uPVC double glazed bay window, radiator, open to dining room.

**DINING ROOM**

12'7 x 11'11 (3.84m x 3.63m)  
uPVC double glazed window, radiator, wood effect flooring and uPVC double doors leading to conservatory.

**CONSERVATORY**

26'4 x 4'8 (8.03m x 1.42m)  
uPVC double glazed windows and door, wood effect flooring.

**KITCHEN**

16'4 x 7'2 (max) (4.98m x 2.18m (max))  
uPVC door and double glazed windows, fitted wall and base units, space for cooker, stainless steel sink with mixer tap, radiator, tiled effect flooring, open to utility.

**UTILITY AREA**

5'4 x 7 (1.63m x 2.13m)  
uPVC double glazed window, plumbing for washing machine, Worcester gas central heating boiler.

**FIRST FLOOR LANDING**

Built in cupboard and loft access.

**BEDROOM ONE**

12'5 x 8'11 (3.78m x 2.72m)  
uPVC double glazed window, radiator.

**BEDROOM TWO**

12'2 x 6'7 (3.71m x 2.01m)  
uPVC double glazed window, radiator.

**BEDROOM THREE**

9 x 7'8 (2.74m x 2.34m)  
uPVC double glazed window, radiator.

**BATHROOM**

7'7 x 7'2 (2.31m x 2.18m)  
uPVC double glazed window, P shaped bath with wall mounted shower over, WC with push flush, pedestal wash basin with mixer tap, radiator, part tiled walls and tiled flooring.

**EXTERIOR**

Enclosed front garden and enclosed low maintenance rear courtyard.

**WORKSHOP**

Double doors, light and power.

**NOTES**

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: D  
What3Words Location: during.artist.strutted

