



Wright Marshall
Estate Agents

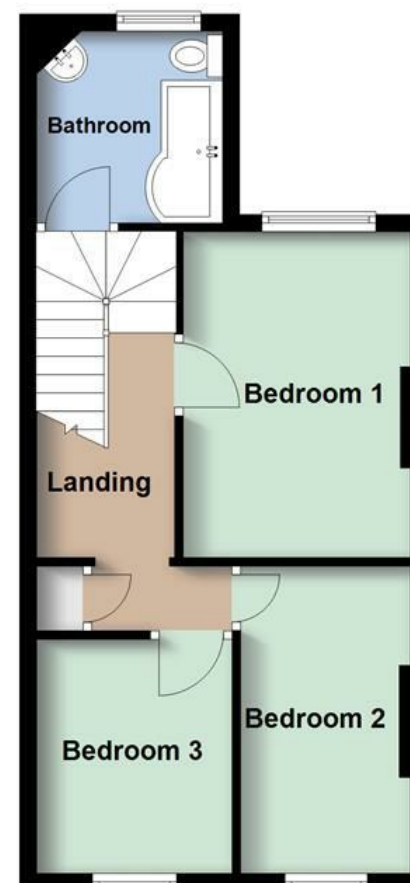
70 LIGHTWOOD ROAD, BUXTON SK17 7AT

£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

