



Wright Marshall
Estate Agents

75 LIGHTWOOD ROAD, BUXTON SK17 7AT

£240,000

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.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



rightmove



Offered with NO ONWARD CHAIN this SEMI DETACHED HOME is situated in a POPULAR RESIDENTIAL AREA, conveniently located within walking distance of the town centre, transport links, shops, restaurants, the Opera House and Pavilion Gardens. The accommodation comprises a hallway, living room with bay window and double doors leading to the dining room, and a fitted kitchen with a range of wall and base units and integrated appliances. To the first floor there are THREE BEDROOMS and a wet room. Externally, the property benefits from enclosed low maintenance paved gardens to the front and rear.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW
T. 01298 23038 | buxton@wrightmarshall.co.uk | www.wrightmarshall.co.uk

Buxton | Chester | Crewe | Knutsford | Nantwich | Northwich | Tarporley

Offered with NO ONWARD CHAIN this SEMI DETACHED HOME is situated in a POPULAR RESIDENTIAL AREA, conveniently located within walking distance of the town centre, transport links, shops, restaurants, the Opera House and Pavilion Gardens. The accommodation comprises a hallway, living room with bay window and double doors leading to the dining room, and a fitted kitchen with a range of wall and base units and integrated appliances. To the first floor there are THREE BEDROOMS and a wet room. Externally, the property benefits from enclosed low maintenance paved gardens to the front and rear.

HALLWAY

uPVC door and double glazed window, radiator, and stairs to the first floor

LIVING ROOM

13'11 x 10'9 (max) (4.24m x 3.28m (max))
uPVC double glazed bay window, gas fire, radiator, and double doors opening to:

DINING ROOM

12 x 10 (3.66m x 3.05m)
uPVC double glazed window and a radiator

KITCHEN

17'3 x 8'1 (max) (5.26m x 2.46m (max))
uPVC door and two double glazed windows, fitted wall and base units, four ring electric hob and integral oven and grill, stainless steel sink and drainer with mixer tap over, integral fridge freezer, dishwasher and washing machine, radiator, tiled effect flooring

FIRST FLOOR LANDING

Loft access

BEDROOM ONE

12 x 10'8 (3.66m x 3.25m)
uPVC double glazed window and a radiator

BEDROOM TWO

11'11 x 10'8 (3.63m x 3.25m)
uPVC double glazed window and a radiator

BEDROOM THREE

7'10 x 5'11 (2.39m x 1.80m)
uPVC double glazed window and a radiator

WET ROOM

6'5 x 5'11 (1.96m x 1.80m)
uPVC double glazed window, walk in shower cubicle with an electric wall mounted shower fitment, WC with push flush, wash basin with mixer tap over, ladder style radiator, part tiled walls and laminate flooring

EXTERIOR

The property offers low maintenance enclosed paved gardens to both the front and rear.

NOTES

Tenure: Freehold
Council Tax Band: B
EPC Rating: TBC

