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SALES

£430,000

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160 Lightwood Road
Buxton SK17 6RW



Excellent Family Home with Huge Potential

An attractive semi-detached property set within an exceptionally large garden, offering ample outdoor space. This home presents an exciting opportunity for modernisation and customisation to suit your needs.

Viewing is highly recommended!

Originally a four-bedroom home, it is currently configured as three bedrooms but can be easily converted back to a four-bedroom layout. The addition of a versatile sunroom provides flexible living options, perfect for a growing family or those seeking extra living space.

Offered with no upward chain, this property is a must-see for buyers looking to create their ideal home.

Hall

2 UPVC windows, built in window seat, stairs to 1st floor, double radiator, cloaks cupboard.

Lounge (20ft x 12ft 5in)

Fitted gas fire, UPVC bow window, radiator, double radiator.

Breakfast area (9ft 2in x 8ft 9in)

UPVC window and door to rear garden, double radiator.

Kitchen (15ft x 8ft)

Oak floor units and round edged worktops, wall cupboards, stainless steel sink unit, plumbing for washing machine, 4 ring gas hob, electric double oven, UPVC window, extractor hood, Alpha combi boiler.

Utility (11ft x 7ft)

UPVC window and door to side, floor units and round edge worktops, plumbing for washing machine and space for additional appliances.

Separate W/C

Low flush W/C, wash hand basin, extractor fan.

Sitting Room/Sun Room (11ft x 14ft)

Double radiator, UPVC sliding patio doors to rear garden, UPVC bow window.

Bedroom (15ft x 8ft)

2 UPVC windows, radiator.

Bathroom

Paneled bath and electric shower unit, wash hand basin and low flush wc with concealed cistern, 2 UPVC windows, double radiator.

Bedroom (11ft 2in x 9ft)

Built in wardrobes, UPVC window, radiator.

Bedroom (11ft 2in x 11ft)

UPVC window, radiator, built in cupboards and dressing table unit and headboard.

En Suite dressing room (formerly 4th bedroom)

Built in wardrobes, UPVC window, radiator.

Detached Garage/Workshop (30ft x 12ft 7in)

Electric light and power, up and over door, inspection pit.

Outside

Superb much larger than average gardens especially to the rear. Good garden to the front with a long driveway providing ample additional parking leading down to a detached garage/workshop. Extensive lawned area and well stocked borders.

Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

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