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The Bungalow, Lightwood Avenue, Buxton, Derbyshire SK17 7AZ

**Guide price\* £165,000–£175,000**



**A large semi-detached property with redevelopment potential and may interest buyers requiring storage or office space**



**Location**

Buxton is a spa and market town in Derbyshire, close to the county boundary with Cheshire to the west and Staffordshire to the south, Buxton is described as “the gateway to the Peak District National Park”. The town has excellent facilities, shops, hotels, amenities, bars and restaurants; also in the town is the Buxton Opera House, which hosts several music and theatre festivals each year and is famous for its impressive Georgian and Victorian architecture and spa. Buxton is around an hour’s drive of Manchester, Sheffield, Derby and Stoke, has excellent bus, road and rail links.

**Description**

The house is located within

a five minute walk of town centre and while now needing a full scheme of renovation and refurbishment it offers a fantastic redevelopment opportunity. Currently the building is split into two, a home with two bedrooms and good sized living space; attached to this is large building currently comprises a garage and workshop/storage room to the ground floor and a large studio/workshop to the first floor. There is plenty of outside garden space and a garage. The property offers a unique opportunity to the buyer to either convert the entire building into one large family home, separate the two spaces and create two separate homes or utilise the studio/workshop spaces for those buyers who work from home and need an office or

those who require substantial outbuilding and storage. Any change to the buildings current use will be subject to all the necessary planning consents and regulations.

**The living Accommodation**

A ground floor hall and entrance hall, two separate reception rooms, a kitchen, utility and cloakroom/W.C., plus two double bedrooms and a bathroom off the first floor landing.

**The attached building**

This currently comprises a garage and workshop/storage room to the ground floor and a large studio/workshop to the first floor.

**Outside** There is a garden to the front with a yard at

the rear where there is also access to the garage.

**EPC**

Energy Efficiency Rating D

**Auction Valuer**

Lucy Crapper NAVA

**Note**

Plans shown are for information only and are not to scale.

**Viewing**

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or Bridgfords Buxton Branch on 01298 640072