





392, Buxton Road, Macclesfield, Cheshire SK11 7ES

Buxton Road provides an exceptional location for this fine three bedroom semi detached property. Situated in the foothills of the peak district whilst also being within a relatively short distance from the town centre and railway station, this property has much to offer the discerning purchaser.

Although it has been well maintained throughout the years, there is still room for some general updating.

In brief the accommodation comprises an entrance hall, lounge, dining room, snug, cloakroom, kitchen and a conservatory to the ground floor. The first floor offers three bedrooms and a bathroom with a separate bath and shower. Gas central heating and UPVC double glazing are installed.

The vendor had planning permission approved for a single story extension as well as a rear dormer but please note that this has now elapsed.

The property is set back and raised up from the main road behind a large front garden whilst the garden to the rear is fully enclosed with borders and incorporates a patio and a lawn. The garden does have a southerly aspect and so benefits from the afternoon sun. A large separate double garage with adjacent car port and further off-street parking that can be accessed at the rear.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to Manchester and London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed from the Silk Road up the side of Arighi Bianchi along Buxton Road. Continue across the canal where the property can be found on the right hand side, just before Monsall Drive. To access the garage and drive take a right onto Monsall Drive and then immediately right again onto Monsall Close.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Hall

15'8 x 9'3 at maximum

uPVC front door with double glazed panel. Spindle balustrade to the staircase. Ceiling cornice. Wall light. Understairs cupboard. uPVC double glazed windows to the front and side. Single panelled radiator.

Cloakroom/W.C.

The suite comprises a wash hand, and a low suite W.C. Partially tiled walls. uPVC double glazed window.

Home Office

12'11 x 12'0

Open fireplace with a tiled hearth, wooden surround and mantel. Ceiling cornice. Picture rail. Wooden flooring. uPVC double glazed windows to the bay. Double panelled radiator.

Lounge

13'10 x 12'11

Cast iron fireplace with a tiled hearth wooden surround and mantel. T.V. aerial point. ethernet connection point. Ceiling cornice. Picture rail. Wooden flooring. Door opening onto the Conservatory. Double panelled radiator.

Breakfast Room

10'11 x 10'1 in the bay

Marble hearth. Cupboards to the chimney recess with display lighting. Ceiling cornice. T.V. aerial point. Storage cupboard. uPVC double glazed windows to the side bay. Single panelled radiator.

Kitchen

13'8 x 8'4

Double drainer stainless steel sink unit with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with work surfaces and tiled splashbacks. Integrated double oven. Four ring gas hob with extractor hood over. Floor standing Glow Worm central heating boiler. Plumbing for an automatic washing machine. Plumbing for dishwasher. Space for a fridge. Additional space for freestanding fridge/freezer. Tiled flooring. uPVC double glazed window. Door to the Conservatory. uPVC back door with double glazed panel.

Conservatory

13'9 x 7'2

Glazed roof. Tiled flooring. uPVC double glazed windows. uPVC patio doors onto the garden.

First Floor

Landing

Spindle balustrade to the staircase. Wooden flooring. Access to the loft which has storage, wall shelving, light and power. Wall light.

Bedroom One

13'10 x 13'1

Cast iron fireplace with tiled hearth. Picture rail. Wooden flooring. uPVC double glazed window. Single panelled radiator.

Bedroom Two

12'11 x 12'0

Cast iron fireplace. Picture rail. Wooden flooring. uPVC double glazed window. Single panelled radiator.

Bedroom Three

13'9 x 9'8 at maximum

Loft access. Cupboard housing the hot water cylinder. Storage cupboard. Eaves storage cupboard. uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a panelled bath with mixer tap and shower over, a fully tiled cubicle with thermostatic shower over, a hand basin with mixer tap set within a vanity unit with drawers below and a low suite W.C. Downlighting. Extractor fan. Mirrored bathroom cabinet. Electric shaver point. Partially tiled walls. Tiled flooring. Velux window. uPVC double glazed window. Chrome heated towel rail.

Outside

Double Garage

19'11 18'8

Insulated brick and breeze block construction with an insulated pitched roof with slate tiles and timber internal lining. A secure insulated double electric roller door. Power and light. Velux windows. uPVC double glazed window. uPVC door with double glazed panel.

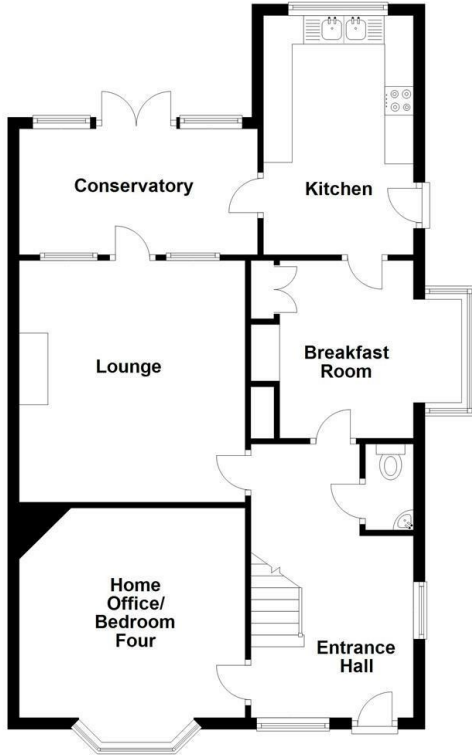
Gardens

To the front of the property there is a decent size garden which has a neat lawn with surrounding borders planted with an assortment of trees, bushes and shrubs. There is also a gated pathway which leads to the front door as well as giving access via a secure gate to the rear. The garden to the rear is fully enclosed within hedged, walled and fenced borders and incorporated within the space is a patio, lawn and flower beds. At the rear boundary there is gated access to the carport and driveway which provides parking for approximately three vehicles as well as access to the Double Garage. There are two small brick outhouses and a timber garden shed on concrete paving slabs."

HOLDEN & PRESCOTT

£425,000

Ground Floor



First Floor

