





251, Buxton Road, Macclesfield, Cheshire SK11 7ET

Buxton Road is redolent with attractive period homes that are filled with style and grace and this delightful property is no exception. Retaining much of the original character from when it was first constructed, this semi detached property offers a wealth of period features as well as benefitting from some clever alterations including an extension to the rear which adds to the already generous ground floor accommodation.

The accommodation comprises; an Entrance Hall, Downstairs W.C./Cloakroom, Lounge, Dining Room, Kitchen and Garden Room to the Ground Floor whilst to the First Floor, there are three Bedrooms and a Bathroom. The loft conversion adds two further Bedrooms and a Reception Room which is currently used as a Sitting Room. The property benefits from gas fired central heating and uPVC double glazing throughout.

The property sits behind an enclosed flagged front garden. To the rear there is a very charming garden, primarily laid to lawn with well stocked beds and borders as well as a paved patio area.

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 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 our office towards the railway station, turning left onto Sunderland Street. Proceed under the railway bridge into Buxton Road and the property can be found after a short drive on the left hand side shortly after the turn for Barracks Lane.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

Composite front door with fanlight and stained glass glazing inset. Inner wooden door with glazing to the Hallway.

Hallway

Ceiling cornice. Moulded period ceiling arch. Spindle balustrade to the staircase. Dado rail. Deep skirting boards. Single panelled radiator.

Cloakroom/W.C.

Wash basin with tiled splashbacks and a low suite W.C.

Lounge

Victorian period ceiling cornice. Stone built fire place with hearth and mantel. T.V. aerial point. Deep skirting boards uPVC double glazed window. Double panelled radiator.

Dining Room

Picture rail. Ceiling rose. Deep skirting boards. uPVC double glazed window. Double panelled radiator.

Kitchen

One and a half bowl single drainer composite sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces. Integrated oven and microwave. Integrated four ring induction hob with extractor hood over. Integrated dishwasher. Space for an American style fridge/freezer. Plumbing for automatic washing machine. Partially tiled walls. Laminate flooring. uPVC double glazed window. Double panelled radiator. Door opening onto rear garden. Steps with spindle balustrade to the Garden Room.

Garden Room

Recessed spotlighting. Laminate flooring. Two Velux windows. Two sets of uPVC double doors opening onto the rear garden. Walk-in storeroom with shelving and lighting. Double panelled radiators.

First Floor

Landing

Spindle balustrade to the staircase. Dado rail. Double panelled radiator.

Bedroom One

uPVC double glazed windows. Double panelled radiators.

Bedroom Two

uPVC double glazed window. Double panelled radiator.

Bedroom Five

uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a cubicle with rainfall thermostatic shower and additional shower attachment over, a pedestal wash basin with mixer tap and a low suite W.C. Fully tiled walls. Recessed spotlighting. Extractor fan. uPVC double glazed window. Chrome heated towel rail.

Second Floor**Landing**

Spindle balustrade to staircase. Velux window.

Sitting Room

T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Bedroom Three

uPVC double glazed window. Double panelled radiator.

Bedroom Four

uPVC double glazed window. Double panelled radiator.

Outside**Gardens**

To the rear of the property there is a large wooden decked seating area, an attractive lawned garden with planted borders and a central flagged patio seating/display area all enclosed within walled and fenced borders.

£375,000

HOLDEN & PRESCOTT





