



East side of St Johns Rd Macclesfield Road
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

East side of St Johns Rd Macclesfield Road

Buxton
Derbyshire
SK17 9AD



Offers In The Region Of £650,000



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Buxton - 0129827524



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General Information

DWELLING ONE. (LEFT HAND SIDE SEMI)

Entrance Hallway

Front timber door. Tiled floor.

Reception Room One

Tiled floor. Fire place. Window to front. Radiator.

Reception Room Two

Window to front. Exposed wooden floorboards. Fireplace. Radiator. Understairs storage cupboard.

Inner Hallway

Tiled floor. Radiator. Stairs off leading to first floor.

Wc

Wc. Window to side.

Kitchen

Fitted with a matching range of wall and base units with work surface over incorporating sink. Gas hob with electric oven and grill. Tiled splashbacks. Towel rail. Radiator. Window to side and rear. Side door.

Utility

Base units with worksurface over. Space and plumbing for washing machine. Porcelain sink. Tiled floor. Window to rear.

Store

Window to rear.

First Floor Landing

Doors leading too:

Bedroom

Window to front. Radiator.

Bedroom

Window to front. Radiator.

Bedroom

Two windows to rear and window to side. Radiator.

Shower Room

Fitted with a corner shower cubical, wash hand basin and wc. Radiator. Window to front.

DWELLING TWO. (RIGHT HAND SIDE SEMI)

Entrance Hallway

Timber front door.

Reception Room One

Window to front. Three electric heaters. Electric fire. Under stairs storage.

Reception Room Two

Window to front.

Utility

Window to rear. Plumbing for washing machine.

Inner Hallway

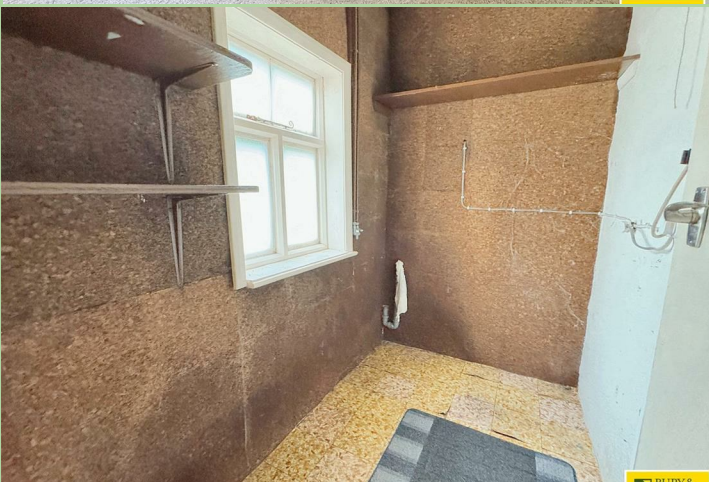
Electric heater. Stairs off.

Kitchen

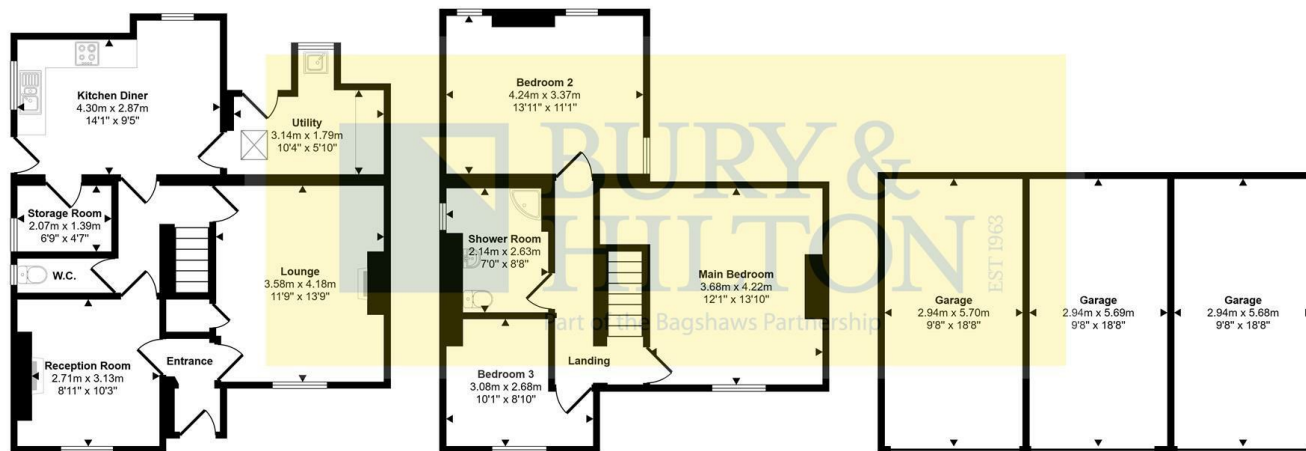
Fitted with wall and base units with worksurface over incorporating one and a half bowl sink. Gas cooker and oven. Two windows to rear. Rear door.

Bathroom

Fitted with a three piece suite comprising: Paneled bath with shower over, wash hand basin and Wc. Window to rear.



Approx Gross Internal Area
164 sq m / 1769 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

First Floor Landing

Doors leading too.

Bedroom

Window to front. Cupboard housing the hot water cylinder.

Bedroom

Electric radiator. Window to front.

Bedroom

Electric radiator. Window to rear. Wash hand basin.

Outside

Both properties sit in a good sized plot, with gardens to the front and side with yard to the rear. Both properties have stone built outhouses for storage.

Land

With roadside access via St Johns Road, Buxton. Leading to ample off road parking spaces leading to further grassland with mature trees.

Detached Garages 29' x 18'8 (8.84m x 5.69m)

Split into three garages (measuring approx 18'8 x 9'8 each). With double opening doors each, power land lighting.

FREEHOLD

112- HPBC BAND C.

114- HPBC BAND D.

114- BAND E EPC.

112- EPC ORDERED.

Please note both dwellings are on separate supplies of utilities/services and separate council tax.

Restrictive Covenant - The property is to be sold subject to a restrictive covenant limiting the use of the property/site two dwellings with ancillary outbuildings.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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