



32 Macclesfield Old Road
Buxton



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

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Buxton

Derbyshire, SK17 6TY



Bury and Hilton are delighted to offer for sale this extended, four bedroomed, semi detached property which is situated in the popular residential area of Burbage being close to a bus route and in the catchment area for popular primary and secondary schools making this property ideal for growing families. Open countryside close by.

Offers In The Region Of
£360,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

Entrance Hallway

Spacious entrance hallway with Upvc frosted glazed front entrance door. Upvc window to front. Stairs off leading to the first floor. Radiator. Useful understairs storage cupboard.

Dining Room

With Upvc window to front. Radiator. Ceiling coving.

Lounge

With Upvc window to rear. Radiator. Feature gas fire with tiled fireplace and hearth. Ceiling coving.

Kitchen

Fitted with a matching range of wall and base units with drawers and work surface over incorporating one and a half bowl stainless steel sink with drainer and mixer tap over and tiled splash backs. Neff appliances including four ring electric hob, extractor hood, oven and grill. Integrated dishwasher and fridge. Radiator. Upvc window to rear. Trap hatch door leading to cellars.

Hallway

Upvc door to front. Loft access.

Wc

Wash hand basin and Wc. Upvc window to front. Loft access.

Utility Room

Upvc door leading to rear garden and Upvc window to rear. Wall mounted cupboards. Work surface with stainless steel sink with drainer and under counter space below with space and plumbing for washing machine. Wall mounted 'Valliant' gas boiler. Internal door leading into the garage.

Garage

With up and over electric door to front. Power and lighting. Electric car charging point. (Access from driveway or off Utility)

Lower Ground Floor- Cellars

Two cellar rooms easily accessible via steps from the kitchen. Both with lighting. Room two with restricted head height.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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