



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 1, Buxton Old Road, Macclesfield, SK11 7EL

A wonderful and substantial 5 bedroom detached property with some original period features.

## Offers Over £899,000

Built in 1929 and constructed of brick, this wonderful property offers the discerning purchaser the opportunity to acquire a substantial 5 bedroom family home with lovely gardens approximately 0.297 of an acre, close to all the amenities of Macclesfield, including the train to Manchester and London.

The accommodation briefly comprises, to the ground floor: Enclosed porch, Entrance hall, WC/cloakroom, large and bright lounge/dining room, kitchen, snug, utility room and conservatory. To the first floor, the split level landing allows access to 5 good sized bedrooms, one with en-suite and a one with its own sitting room and en-suite, bathroom and separate WC. The property has double glazing and a gas central heating system has been installed. Hive is installed.

An internal inspection is highly recommended to appreciate to size, scale and quality of this fabulous family home.

The property is approached from the road through electrically operated gates onto a block paved driveway with access to the twin garages. A raised lawn lies to one side with borders of mature and specimen shrubs and trees, hedges and stone walls surround and a flagstone path leads to the front door. There is access to the rear via both sides of the property. The South facing rear garden is laid mostly to lawn with two levels separated by flagstone terraces, paths, and steps. There are beds and borders with mature and specimen shrubs and trees, hedges, stone walls and iron railings surround. There is also a timber built summer house with patio, raised vegetable beds together with a garden shed and greenhouse.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 and 30 minutes drive of the property.

**DIRECTIONS:** From the Tesco's roundabout on the A523 Silk Road, continue in the direction of Leek, turning left at the lights by Arighi Bianchi taking the A537 toward Buxton. Continue on until the road forks, taking the right hand fork onto Buxton Old Road. The property can be located immediately on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENCLOSED PORCH

With quarry tiled floor.

##### ENTRANCE HALL 13'05 x 8'06

With two radiators, oak staircase to first floor, dado and picture rails.

##### WC/CLOAKROOM

With under stairs cupboard, wash hand basin, radiator, part tiled floor, separate WC with low level WC, part tiled walls, tiled floor, glazed door to garages.

##### LOUNGE/DINING ROOM 26'07 x 17'0 (into bay)

With three radiators, radiator with cover, bay window, fireplace with solid fuel fire, wood surround and marble hearth, French doors to garden.

##### KITCHEN 12'11 x 10'11

With fitted units including base cupboards and drawers, wall cupboards and worktops, full height cupboards, twin bowl stainless steel sink and drainer unit with waste disposal unit, 4-ring induction hob and extractor, oven/grill, microwave/oven, peninsula unit incorporating dining table, Amtico LVT floor, large walk-in pantry with shelving, stained glass panel door to utility, archway and step down to:

##### SNUG 10'10 x 5'09

With radiator, beamed ceiling.

##### UTILITY ROOM 18'04 x 8'05 (overall)

With a range of fitted units including base cupboards and drawers, wall cupboards and worktops, stainless steel circular sink and drainer, plumbing for washing machine, space for tumble dryer, tiled floor, radiator, cupboard housing boiler, built in cloaks cupboard and bench seat, door to side passage, leading through to:

##### CONSERVATORY 13'09 x 13'05 (approximately, overall)

With radiator, Belfast pet washing sink with shower attachment, French doors to garden, tiled floor.

#### FIRST FLOOR

##### LANDING

Split level galleried landing with radiator, original radiator, loft access, linen cupboard, dado and picture rails.

##### BEDROOM ONE 13'0 x 11'0

With radiator, picture rails, leading to:

##### EN-SUITE 10'11 x 8'08

With low level WC, bidet, vanity wash hand basin with cupboards and shelves below, shower enclosure, heated towel rail, radiator, built in wardrobes, tiled floor, tiled walls.

##### BEDROOM TWO 14'02 (not including bay window recess) x 13'06

With two radiators, original tiled fireplace, pedestal wash hand basin, picture rails, large bay window.

##### BEDROOM THREE 12'07 x 9'10

With laminate floor, radiator, pedestal wash hand basin, picture rails.

##### BEDROOM FOUR 13'09 x 9'09

With radiator, loft access, archway through to:

##### EN-SUITE 9'09 x 6'10

With low level WC, bidet, pedestal wash hand basin, sunken bath with shower attachment, part tiled walls, tiled floor.

##### SITTING ROOM 15'11 x 10'11 (overall)

With original brick built fire place, quarry tiled sills, built in open shelving, beamed ceiling.

##### BEDROOM FIVE 8'05 x 7'06

Currently used as a study, with radiator, laminate floor, beamed ceiling, pedestal wash hand basin with tiled splashback, quarry tiled sill.

**BATHROOM 8'05 (not including cupboard recess) x 6'03**

With built in linen cupboards, airing cupboard with metal lattice front housing water cylinder, radiator, panelled bath with overhead shower, pedestal wash hand basin, tiled floor, part tiled walls.

**WC**

With low level WC, radiator, part tiled walls, tiled floor.

**OUTSIDE**

Delightful gardens as previously mentioned.

**GARAGE ONE 20'09 x 11'01**

With electrically operated up and over door, power and light, leading through to:

**GARAGE TWO/WORKSHOP 25'10 x 9'11**

With electrically operated up and over door, power and light, combi boiler, large range of fitted units and work benches.

**GARDEN ROOM 11'0 x 6'04**

Located at the rear of garage one, with quarry tiled floor, French doors to garden. Potential home office/gym/hobbies room.

**Tenure**

Freehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.

**PRESTBURY OFFICE:**

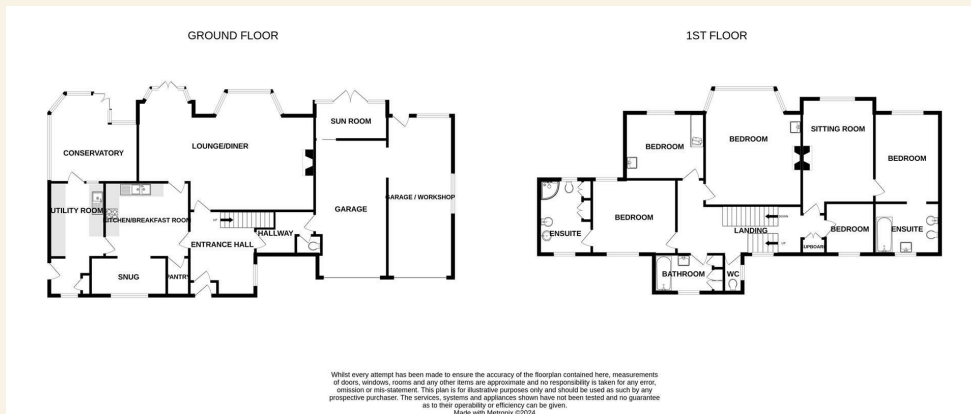
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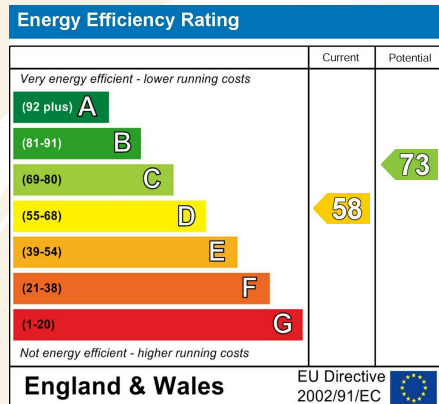
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHome 2/2004



**MISDESCRIPTIONS ACT 1967**

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