



51 Macclesfield Old Road
Buxton



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

51 Macclesfield Old Road

Buxton
Derbyshire
SK17 6TZ

Bury and Hilton are delighted to offer for sale this immaculately presented FOUR bedroomed DETACHED home located in a prime sought after location of Buxton with views to both the front and rear overlooking the surrounding countryside yet within close proximity to town and all its amenities. Occupying a larger than average plot, the property benefits from a driveway to the front of the property providing off road parking and garage with electric door, and to the rear a fantastic sized, SOUTH FACING REAR GARDEN.

Internal accommodation is light and spacious throughout with well proportioned accommodation in brief comprising: Entrance hallway, Wc, Sitting Room, Lounge/Dining room, and kitchen breakfast room to the ground floor with FOUR double bedrooms (one Ensuite) Laundry room and family bathroom to the first floor.

With uPVC double glazing and gas central heating throughout.

Offered for sale with no onward chain. Viewing is highly recommended to appreciate the position, plot and finish this property has to offer.



Asking Price £580,000



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Buxton - 0129827524



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General Information

Entrance Hall

uPVC front entrance door and window surround. Radiator. Stairs off leading to the first floor with storage below. Heating controls.

Cloakroom

Wc and wash hand basin. Radiator. Half tiled walls.

Sitting Room 13'10 x 11'11 (4.22m x 3.63m)

Box bay uPVC window to front and uPVC window to side. Radiator. Gas fire with wooden mantle over.

Open plan Lounge/Dining 21'1 x 11'11 (6.43m x 3.63m)

To the Lounge area, Log burning stove with tiled hearth and wooded mantle over with storage cupboard to one alcove. uPVC window to side. Open plan onto:
Dining area- uPVC patio doors and windows onto rear garden. Radiator. Radiator.

Kitchen 19'10 x 12'4 (max) (6.05m x 3.76m (max))

Fitted with a modern and matching range of wall and base units, wine holder and drawers with oak working surfaces over incorporating one and a half bowl ceramic sink and drainer with mixer tap over and tiled splash backs. Space and plumbing for dishwasher and space for American sized fridge freezer. Four ring gas hob with extractor hood over. Eye level oven and separate grill. uPVC window to rear and uPVC patio doors leading onto the rear garden. Two radiators.

Garage 15'9 x 12'10 (4.80m x 3.91m)

With access from the driveway via electronic roller shutter door or internal access via the kitchen. Power and lighting.

First Floor Landing

Laundry cupboard with fitted shelving and housing the wall mounted 'Worcester' gas combi boiler. Doors off leading to:

Laundry Room

With space and plumbing for washing machine, work surface over and space and vent for tumble dryer. Half tiled walls.

Master Bedroom 12'10 x 9'11 (3.91m x 3.02m)

uPVC window to front. Radiator. Fitted wardrobe with sliding doors and mirror fronts.

En Suite 7'7 x 5'1 (2.31m x 1.55m)

Fitted with a modern suite comprising walk in shower with glass screen and wall mounted shower over and vanity wash hand basin with storage below and counter top shelving. Fully tiled walls. Heated towel rail. uPVC window to front.

Bedroom Two 12'9 x 12'9 (3.89m x 3.89m)

uPVC window to rear. Radiator.

Bedroom Three 13'1 x 12'2 (3.99m x 3.71m)

uPVC window to rear. Radiator. Fitted wardrobes and over head cupboards. Exposed wooden floorboards. Loft access to large loft space with power and lighting.

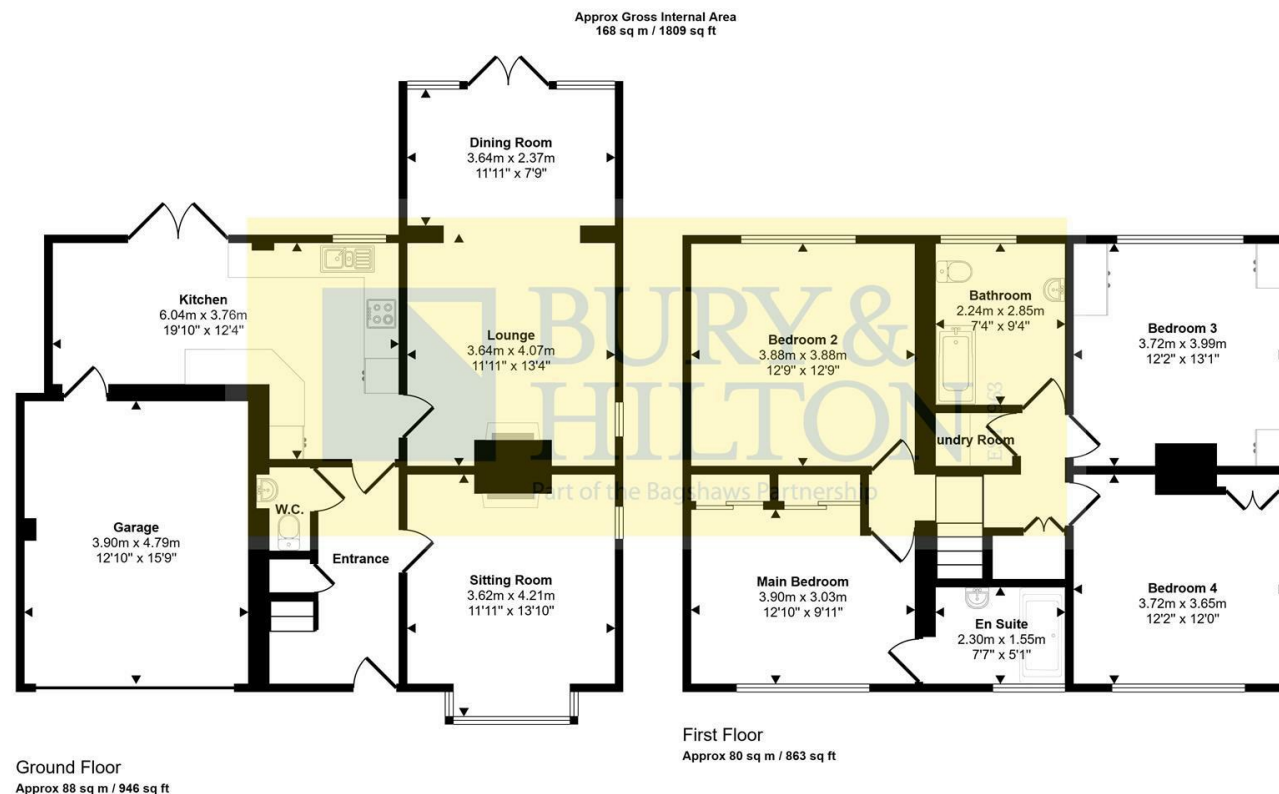
Bedroom Four 12'2 x 12' (3.71m x 3.66m)

uPVC window to front. Radiator. Built in wardrobe cupboard. Exposed wooden floorboards.

Family Bathroom 9'4 x 7'4 (2.84m x 2.24m)

Fitted with a modern and matching suite comprising: Paneled bath with wall mounted shower over and glass screen, Wc and vanity wash hand basin with storage below. Large built in storage cupboard. Majority tiled walls. uPVC window to rear. Heated towel rail.





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.

Outside

The front of the property is approached via a gated driveway which provides off road parking with further lawned garden to the side, which subject to all relevant permissions could be turned into further hard standing for parking. The front garden is laid with lawn and bed boarders with an array of plants, flowers and shrubs with pathway leading to the front and to the side with gate.

To the rear of the property is a fantastic sized south facing garden, with paved patio seating areas, hard standing for shed and with step leading down to the lawned garden with well stocked bed boarders.

FREEHOLD

EPC- D

HPBC- E

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.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage

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