





6 Buxton Old Road, Macclesfield, Cheshire SK11 7EL

Tucked away along a private road shared with just two other properties, Buxton Old Road is an impressive six-bedroom detached family home set within a generous and beautifully established plot in a highly convenient Macclesfield location.

The well-proportioned accommodation is presented in excellent order throughout and briefly comprises an entrance hall, ground floor W.C., spacious lounge, separate dining room, kitchen, study, and a useful utility room with internal access to the double garage. To the first floor, the property offers a master bedroom with en-suite shower room, five further double bedrooms, and a family bathroom. Additional benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the home is approached via an attractive lawned front garden with hedged borders and raised beds, complemented by a private tarmac driveway providing off-road parking for up to three vehicles, together with access to the garage and car port. The rear gardens are a standout feature, extending along the length of the property and wrapping around to the front. Predominantly laid to lawn, they enjoy fenced and hedged boundaries, an abundance of mature planting, raised beds, and a stone-flagged patio area, partially covered by an open veranda, ideal for outdoor dining and entertaining.

Situated at the top of Buxton Road, the property is within close proximity to local schools and amenities, while remaining just a short drive from Macclesfield town centre and railway station. Offered freehold, this is a superb opportunity for a growing family seeking generous accommodation, attractive gardens, and a prime yet private setting.

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 up the side of Arighi Bianchis into Buxton Road. Having crossed over the canal take the fourth turning on the right hand side into Old Buxton Road where the property can be found on the left hand side just before Blakelow Road.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Hall

Composite front door with glazing inset. Handrail to the staircase. Ceiling cornice. Double panelled radiator.

Cloakroom/W.C.

Hand washbasin with mixer tap and base cupboard below. Low suite W.C. Extractor fan. Partially tiled walls. Laminate flooring.

Lounge

24'01 x 14'11

Fireplace. Ceiling cornice. T.V. aerial point. uPVC double glazed bay windows to the front and side elevation. Double doors to the Dining Room. uPVC double doors opening onto the rear garden. Two double panelled radiators.

Study

13'01 x 10'03

Burglar alarm control panel. Ceiling cornice. uPVC double glazed windows to the bay. Single panelled radiator.

Kitchen

13'02 x 9'11

Single drainer stainless steel sink unit with mixer tap and base cupboard below. An additional range of base and eye level units with contrasting work surfaces. Space for a range style cooker with extractor hood over. Space for an American style fridge/freezer. Recessed spotlighting. uPVC double glazed window. Double panelled radiator.

Dining Room

10'11 x 9'11

Ceiling cornice. uPVC double glazed window. Double paneled radiator.

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Utility

17'00 x 5'08

Stainless steel sink unit with base unit below. An additional range of base and eye level units with contrasting work surfaces over. Plumbing for automatic washing machine. Space for a tumble dryer. Worcester Bosch combination condensing boiler. uPVC double glazed window. Access to the garage.

Double Garage

17'10 x 17'00

A remote controlled electric roller door. Work bench and fitted shelving. uPVC double glazed window.

First Floor

Landing

Handrail to the staircase. Airing cupboard housing the hot water cylinder. Access to a partially boarded loft with power and light via a pull-down ladder.

Bedroom One

14'11 x 13'09

uPVC double glazed window. Single panelled radiator.

En-suite Shower Room

Fully tiled cubicle with thermostatic shower over, a hand washbasin with mixer tap set within a vanity unit and a low suite W.C. Fully tiled walls. uPVC double glazed window. Vertical heated towel rail.

Bedroom Two

16'00 x 12'00

Floor to ceiling fitted wardrobes. uPVC double glazed window. Single panelled radiator.

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Bedroom Three

14'11 x 9'11

Floor to ceiling fitted wardrobes. uPVC double glazed window. Single panelled radiator.

Bedroom Four

14'00 x 11'11

Floor to ceiling fitted wardrobes. uPVC double glazed window. Single panelled radiator.

Bedroom Five

14'00 x 9'08 to the wardrobes

Floor to ceiling fitted wardrobes. uPVC double glazed window. Single panelled radiator.

Bedroom Six

13'01 x 8'02

uPVC double glazed window. Single panelled radiator.

Bathroom

The suite comprises a P-shaped bath with mixer tap and thermostatic shower over, a pedestal washbasin with mixer tap and a low suite W.C. Electric shaver point. Wall-mounted mirror-fronted bathroom cabinet. Fully tiled walls. uPVC double glazed window. Chrome heated towel rail.

Outside

Car Port

Space for a single vehicle.

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Gardens

Externally, the property features a neatly lawned front garden with hedged borders and raised beds, complemented by a private tarmac driveway offering off-road parking for up to three vehicles and access to both the garage and car port. The rear garden is a key highlight and extends the length of the property wrapping around to the front. It comprises well-maintained lawns, fenced and hedged boundaries, mature planting, raised beds, and a stone-flagged patio partially sheltered by an open veranda, ideal for outdoor dining and entertaining. Included within the sale is a metal garden shed and a timber built wood store.

Freehold

An annual Chief Rent of £25.00.

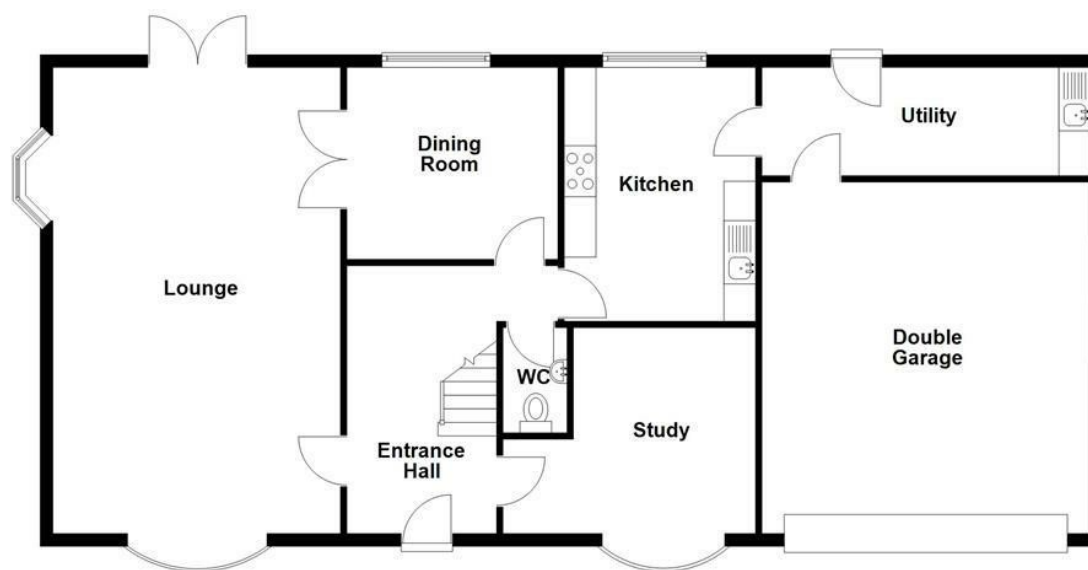
£800,000

HOLDEN & PRESCOTT





Ground Floor



First Floor





