# East side of St Johns Rd Macclesfield Road

## Buxton

BURY & HILTON
Part of the Bagshaws Partnership
EST 1963

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

| | | | |
|---|---|---|---|
| 6 | 2 | 4 | F |

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

# 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.

**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.

BURY & HILTON EST 1963
Part of the Bagshaws Partnership
BAGSHAWS EST 1871
Land • Property • Livestock

17 High Street, Buxton, Derbyshire, SK17 6ET
T : 0129827524
E : buxtonhomes@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

**Offices in:**

| | |
|---|---|
| Ashbourne | 01335 342201 |
| Bakewell | 01629 812777 |
| Buxton | 01298 27524 |
| Leek | 01538 383344 |
| Uttoxeter | 01889 562811 |

arla | propertymark
The Property Ombudsman
RICS
OnTheMarket.com
rightmove
Zoopla