



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

18, Buxton Old Road, Macclesfield, SK11 7EL

A magnificent opportunity to acquire a period detached property in need of modernisation bringing scope for further development occupying an idyllic location backing onto open countryside yet within short distance of Macclesfield town centre and railway station to both Manchester and London.

Guide Price £795,000

Constructed of brick, this substantial detached property offers the discerning purchaser a wonderful home in need of some modernisation enjoying fantastic views over open countryside yet within short distance of Macclesfield town centre. The accommodation briefly comprises a recess porch, a wonderful bright and airy reception hall with stairs to first floor, 24ft drawing room enjoying magnificent views over the wonderful gardens and open countryside beyond, dining room with glazed French door to raised balcony again enjoying the views, breakfast/kitchen and utility/boot room. To the first floor the large study landing allows access to four good sized bedrooms, a bathroom and WC. A gas fired central heating system has been installed.

The property enjoys magnificent and substantial gardens to the rear laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees, stone flagged terraces and raised decking area taking full advantage of the wonderful views. To the front the deep gardens are hard landscaped with adjacent flowerbeds and there are two driveways to the property allowing ample hardstanding for a number of motor vehicles and easy access to the substantial detached garage.

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 traffic lights on the Silk road immediately adjacent to Arighi Bianchi furniture store turn left into Buxton road. Continue for approximately 0.8 miles bearing right (ish) into Buxton Old road just past Ecton Avenue. The property can be found after approximately 200 yards on the left hand side.

ACCOMMODATION

GROUND FLOOR

RECESS PORCH

RECEPTION HALL

With radiator, under stairs cupboard, stairs to first floor.

LOUNGE 24'7" x 13'10" (into bay window)

Dual aspect with hard wood flooring, period brick fireplace and hearth with open grate, wonderful views, three radiators.

DINING ROOM 13' x 11'7"

With fitted cupboards and drawers, feature fire surround, radiator, small paned glazed French doors leading to the balcony taking full advantage of the views over the garden and countryside beyond.

BREAKFAST/KITCHEN 18'10" x 6'2" (extending to 9'10")

Enjoying light Oak units, electric hob, oven/grill, microwave, dishwasher, fridge and freezer, stainless steel sink unit, wonderful views, dining area, part tiled walls.

UTILITY/BOOT ROOM 10' x 8'5" (overall)

With plumbing for washing machine, stainless steel sink unit, gas boiler, WC.

FIRST FLOOR

LANDING

A large landing with study area, radiator, access to roofspace.

BEDROOM 1 13'10" x 13'9"

With radiator.

BEDROOM 2 13'10" x 11'

Enjoying a twin aspect with views over Macclesfield and the open countryside, radiator, vanity wash hand basin, fitted wardrobes.

BEDROOM 3 13'10" x 9'9"

With radiator, vanity wash hand basin, fitted wardrobes and cupboards.

BEDROOM 4 9'10" x 9'5"

With radiator, vanity wash hand basin with store cupboard below, fabulous views.

BATHROOM

With paneled bath, pedestal wash hand basin, shower, wonderful views, airing cupboard with lagged up water cylinder, radiator, part tiled walls.

WC

With low level WC.

OUTSIDE

Fabulous larger than average gardens as previously mentioned.

DETACHED GARAGE

INTEGRAL FUEL STORE

Tenure:

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

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MISDESCRIPTIONS ACT 1967

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