

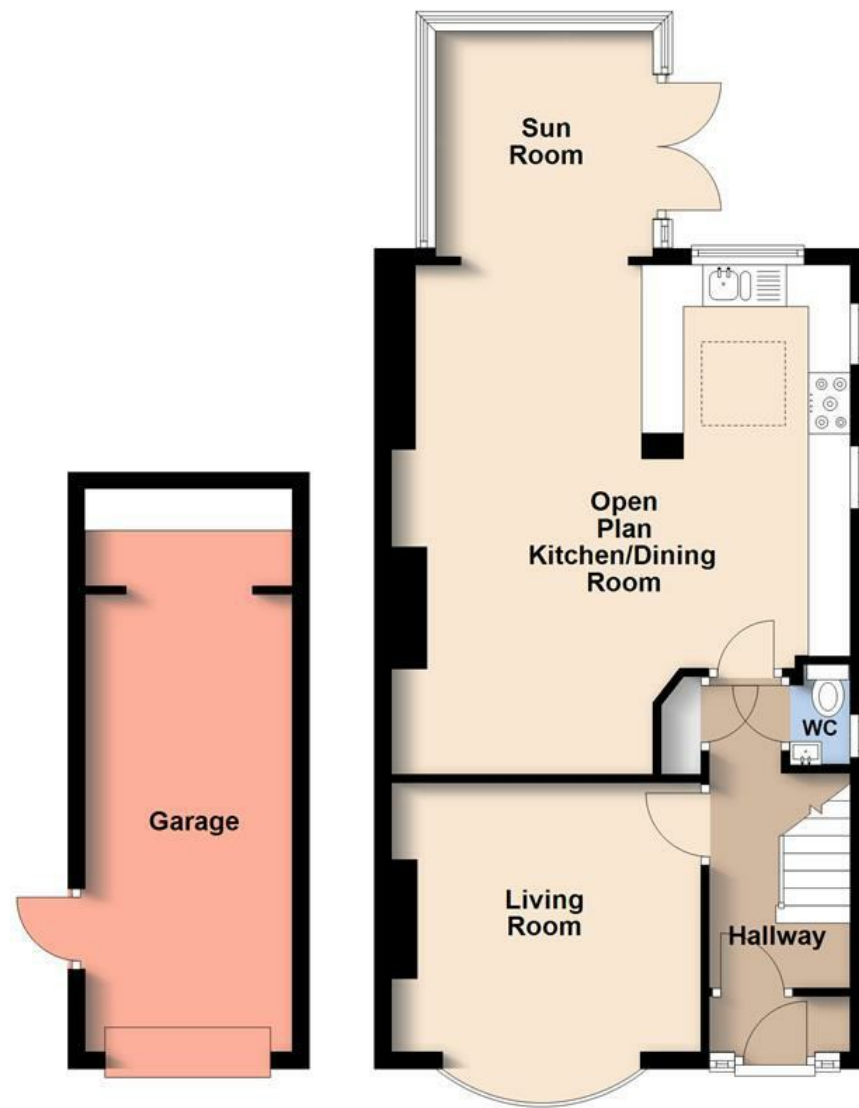


Wright Marshall  
Estate Agents

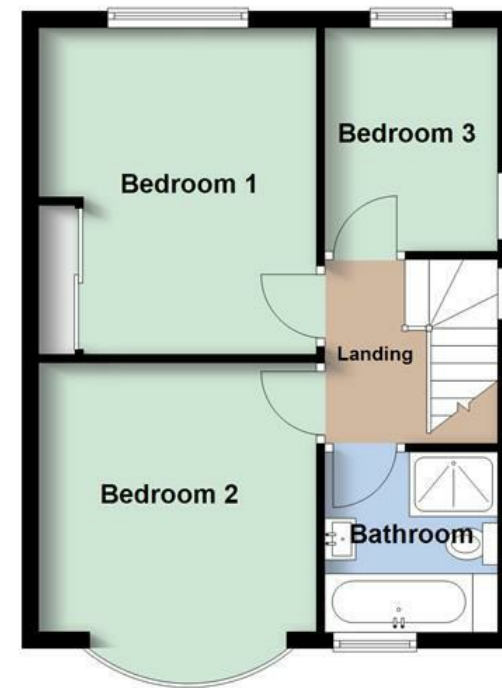
86 MACCLESFIELD OLD ROAD, BUXTON SK17  
6TZ

£395,000

Ground Floor



First Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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Offered to the market with NO UPWARD CHAIN, and situated on the outskirts of Buxton enjoying far reaching views to the rear, this EXTENDED THREE BEDROOM SEMI DETACHED home provides spacious and well presented accommodation throughout. The ground floor comprises a porch, entrance hall, bay fronted living room, contemporary open plan living kitchen and sun room. To the first floor there are two double bedrooms, a well proportioned single bedroom and a modern family bathroom. Externally, the property benefits from OFF ROAD PARKING for two vehicles, an EV charging point, and a DETACHED GARAGE, along with a rear garden backing onto open fields with panoramic views.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW

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PORCH

uPVC entrance door and double glazed windows.

HALLWAY

Built in cupboards, radiator, engineered oak flooring and stairs to the first floor.

LIVING ROOM

13'4 x 12'2 (max) (4.06m x 3.71m (max))  
uPVC double glazed bay window, gas fire, radiator and solid oak flooring.

OPEN PLAN DINING KITCHEN

20 x 18'9 (6.10m x 5.72m )  
Three uPVC double glazed windows, a triple glazed Velux window, fitted base units with an oak worktop, five-ring NEFF induction hob with extractor fan, integral NEFF oven, ceramic one and a half bowl sink with drainer and lever tap, integral NEFF 70/30 fridge freezer, washing machine and NEFF dishwasher, radiator, multi-fuel burner, engineered oak flooring, and open access to the sun room.

SUN ROOM

8'10 x 8'9 (2.69m x 2.67m)  
uPVC double glazed double doors and windows, radiator and engineered oak flooring.

WC

uPVC double glazed window, WC with a push flush, wash basin with a mixer tap over, radiator and engineered oak flooring.

FIRST FLOOR LANDING

uPVC double glazed window and access to the boarded loft space.

BEDROOM ONE

12'8 x 11'3 (3.86m x 3.43m)  
uPVC double glazed window, built in wardrobe and a radiator.

BEDROOM TWO

13'4 x 10'11 (4.06m x 3.33m)  
uPVC double glazed bay window and a radiator.

BEDROOM THREE

8'6 x 7 (2.59m x 2.13m)  
uPVC double glazed window and a radiator.

BATHROOM

7'5 x 7 (2.26m x 2.13m)  
uPVC double glazed window, bath with a mixer tap over, enclosed shower cubicle with a wall mounted shower fitment, WC with a push flush, wash basin with a mixer tap over, ladder style radiator, part tiled walls and tiled flooring with electric underfloor heating.

LOFT SPACE

13'8" x 13'1" (4.19 x 3.99)  
Velux window, light and power, electric wall heater, and eaves storage. Currently used as an office.

EXTERIOR

To the front elevation is a gated paved driveway with an EV charging point and lawned garden. To the rear is an enclosed garden featuring a patio, lawn and established flower beds.

GARAGE

21'11 x 8'2 (6.68m x 2.49m)  
Up and over garage door, light and power.

NOTES

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: TBC  
What3Words Location: cricket.narrating.foal

