DENISE WHITE™
BESPOKE ESTATE AGENT









1 Macclesfield Road, Buxton, SK17 9AH

Guide price £450,000

Guide Price £450,000 - £475,000
Best and final offers are invited by 12 noon on Monday 16 November 2026. Offers must be submitted in writing to Denise White Estate Agents, Buxton, together with evidence of funding. The seller is not obliged to accept the highest or any offer.

"The best homes aren't always found- They are created one room at a time"

A spacious, four bedroom detached property, located in a highly sought after area of Buxton within walking distance to town and all amenities. With ample living space to the ground floor and four double bedrooms to the first floor. In need of modernisation and renovation throughout, this property is perfect for those wanting to make a house a home.

11-12 Grove Parade, Buxton, Derbyshire, SK17 6AJ
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Denise White Estate Agents Comment

This delightful 1930s house sits in a highly sought after position, and occupies a great sized plot in a highly sought after area of Buxton. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The three well-appointed reception rooms provide ample room for relaxation and entertaining.

The property benefits from a driveway to provide off road parking and garage, a valuable asset in its location. Immaculately kept gardens to the front and rear of the property which are larger than average.

The combination of its age and original features fills the property with charm, while still allowing for a potential purchaser to modernise and renovate to your personal taste. It is believed that the property has had a full re roof.

With its prime location in Buxton, you will enjoy easy access to local amenities, schools, and the Pavilion Gardens.

Location



Buxton offers an exceptional lifestyle, combining the beauty and tranquillity of the Peak District with the convenience, culture and character of a thriving historic spa town. The sought-after SK17 9AH area is particularly well placed, with the beautiful Pavilion Gardens, Buxton Opera House and town centre all within easy reach, while open countryside and some of the Peak District's most spectacular scenery are virtually on the doorstep. Buxton itself offers an excellent selection of independent shops, cafés, restaurants and leisure facilities, together with well-regarded schools and a strong sense of community. For commuters, the town also benefits from a direct rail service to Stockport and Manchester, making it possible to enjoy a more relaxed countryside lifestyle without feeling disconnected. With its striking architecture, green open spaces, vibrant cultural scene and wonderful opportunities for walking, cycling and outdoor pursuits, Buxton is a very special place to call home – equally appealing to families, professionals and those looking for a change of pace.

Entrance Porch

Tiled flooring wooden double doors to front aspect with glazed glass panels and single glazed window to side. Inner wooden door with glass panels leading to:-

Entrance Hallway



Carpet flooring. Electric radiator. Single glazed window to front aspect with stained glass detailing. Picture rail. Stairs leading to first floor. Ceiling light. Original doors off leading to: –

Sitting Room



Carpet flooring. Gas fire, fireplace with tiled backing and wooden surround. Curved single glazed window to front aspect with stained glass detailing. Picture rail. Ceiling light.

Living Room



Carpet flooring. Gas fire with tiled backing and wooden surround. Four single glazed leaded detailed windows to side aspect. Double glazed bay window to rear with door leading to rear garden. Picture rail. Two ceiling lights.

Kitchen

Fitted with base units with stainless steel sink over and two draining units. Space for cooker. Built in original storage cupboard. Built in shelving. Two Single glazed window to side aspect. Carpet flooring. Ceiling light.

Dining Room



Carpet flooring. Multi fuel burner with tiled half and wooden surround. Electric radiator. Box bay single glazed window to rear. Picture rail.

Pantry

Fitted shelving. Domestic metres.

Porch

Wooden front entrance door with obscure glass glazing. Internal access to the garage.

First Floor Half Landing

Carpet flooring. Ceiling light.

First Floor Landing

Carpet flooring. Picture rail. Ceiling light point. Loft access. Cupboard housing hot water cylinder. Second storage cupboard.

Bathroom



Carpet flooring. Panelled bath. Wash hand basin. Single glazed window to side aspect. Ceiling light. Built in storage cupboard.

Wc

Lino flooring. WC. Single glazed wooden window to side aspect. Ceiling light.

Main Bedroom

Exposed wooden floorboards. Gas fire with wooden surrounded. Double glazed wooden bay window to rear aspect. Two single glazed windows front and rear aspect. Wash hand basin. Picture rail. Two Ceiling light point.

Bedroom Two



Carpet flooring. Curved single glazed wooden window to front test aspect. Electric radiator. Wash hand basin. Gas fire with wooden surround. Picture rail. Ceiling light point.

Bedroom Three

Exposed wooden floorboards. Electric radiator. Wash hand basin. Single glazed wooden window to front aspect. Picture rail. Two ceiling light points.

Bedroom Four



Original fireplace with tiled surround and wooden mantle. Wooden double glazed box bay window to aspect. Picture rail. Ceiling light point.

Garage



With double opening timber doors with obscure glazed windows with access from the driveway. Lighting and power.

Rear Store

Original sink basin. Space and plumbing for washer. Single glazed wooden window to rear. Wooden door leading to rear garden.

Additional Rear Store

Single glazed wooden window to rear.

Outside



To the front of the property there is a tarmacked driveway proving off road parking. Immaculately kept landscaped garden to the front of the property laid with lawn and circular bed with further bed boarders which are well stocked. Gated access leading to the rear of the property which is a fantastic sized private and enclosed garden, laid mainly with lawn and flower beds.

Agent Notes

Tenure: Freehold
Services: All Mains Services Connected
Council Tax: High Peak Band F
Please Note - CGI images are to show the potential the property has and are computer generated images

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agents

"Work hard. Stay humble. Always be kind."

Denise is the Director of Denise White Estate Agents and has worked within the property industry since 1999, bringing many years of experience, local knowledge and, most importantly, a genuine passion for helping people move.

Denise and her team specialise in residential sales and lettings, offering honest advice, personal service and a refreshingly individual approach to estate agency. From traditional homes and country properties to contemporary living and new developments, every property is treated individually, with bespoke marketing designed to showcase not just the home, but the lifestyle it offers.

With professional photography, video, social media and creative property marketing forming an important part of the service, the team is committed to giving every home the exposure and presentation it deserves.

Whether you are selling, buying, letting or renting, or simply looking for some friendly advice about the local property market, Denise and the team would be delighted to help.

For us, estate agency has always been about more than property, it's about people, their homes and the next chapter of their lives.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage?

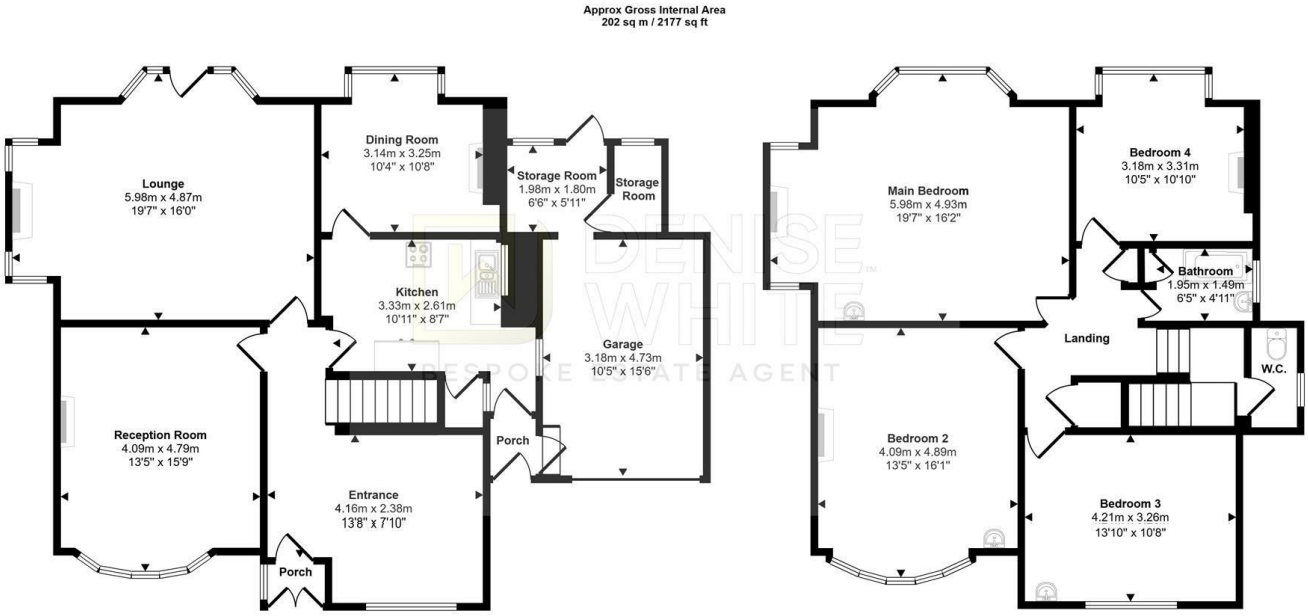
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to

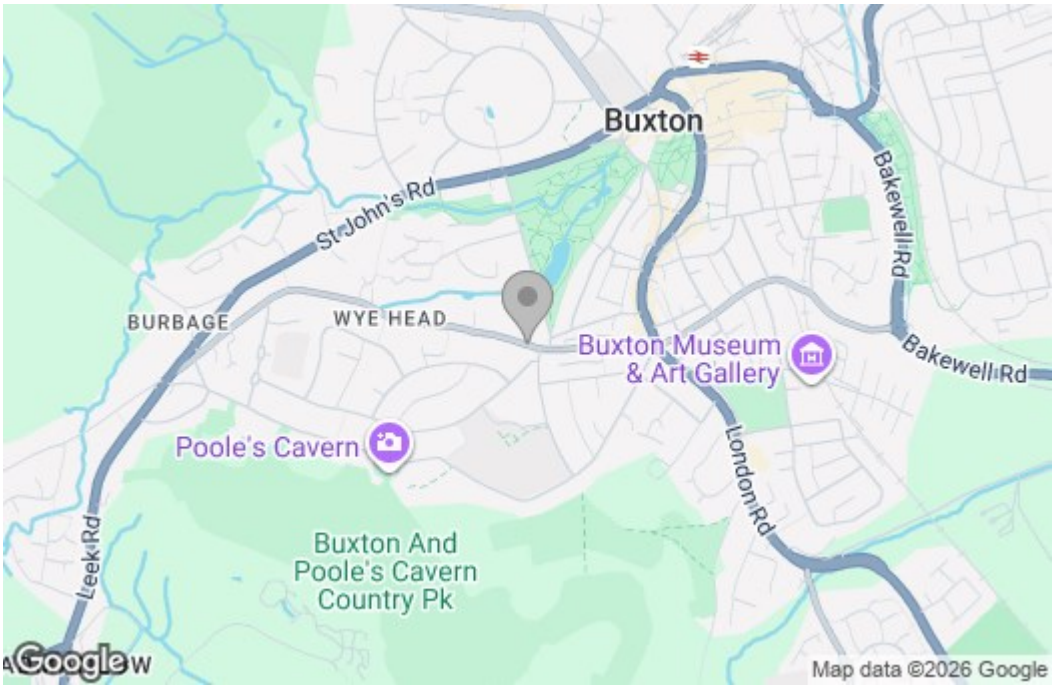
complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

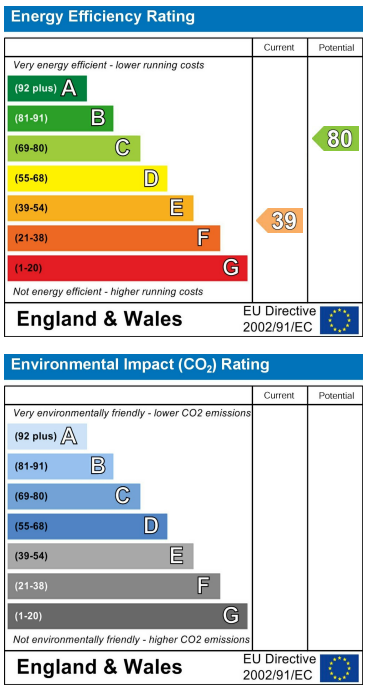


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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