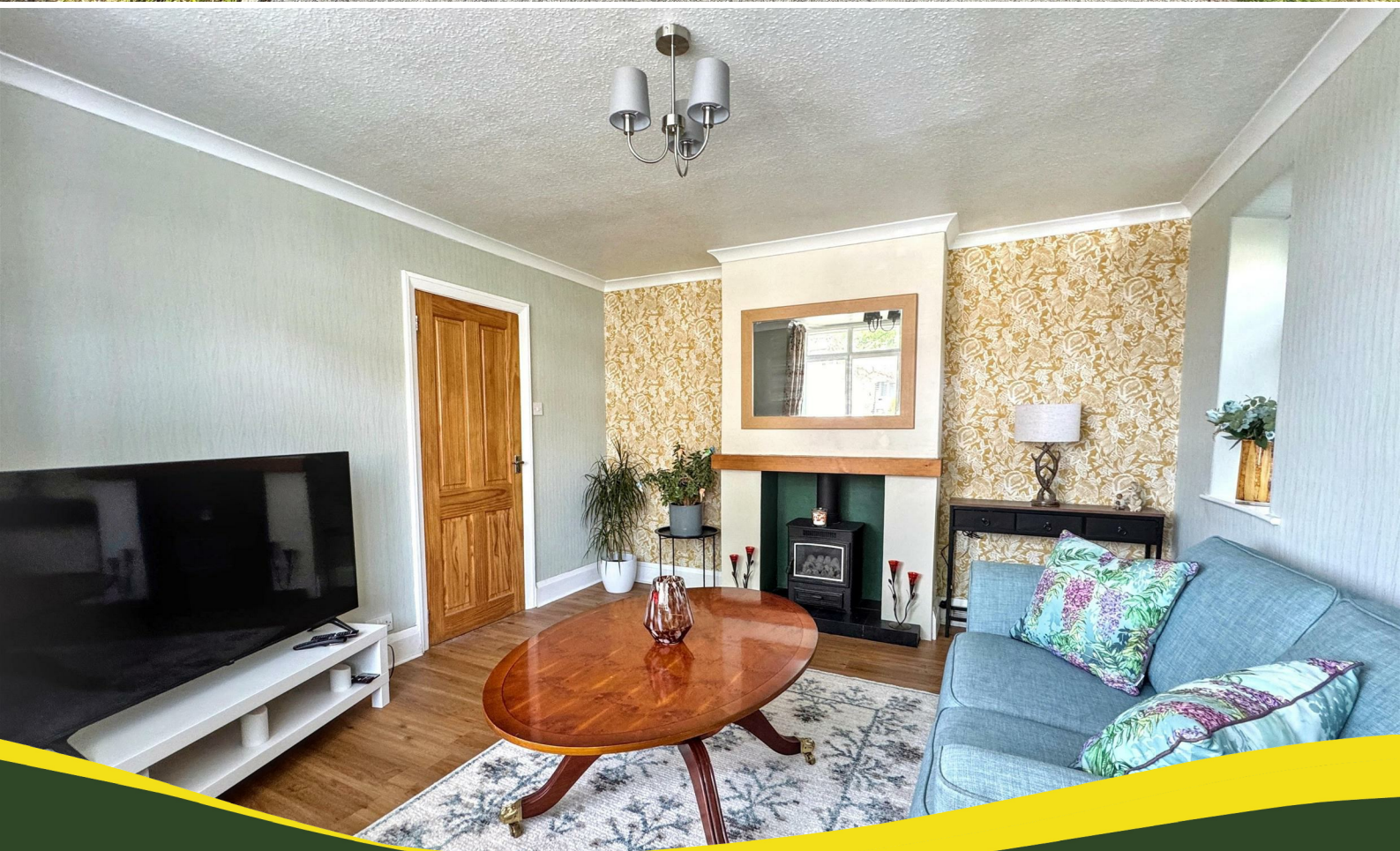




51 Macclesfield Old Road
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

51 Macclesfield Old Road

Buxton

Derbyshire, SK17 6TZ



Bury and Hilton are delighted to offer for sale this immaculately presented FOUR bedroomed DETACHED home located in a prime sought after location of Buxton with views to both the front and rear overlooking the surrounding countryside yet within close proximity to town and all its amenities.

Occupying a larger than average plot, the property benefits from a driveway to the front of the

Asking Price
£580,000



Leek - 01538 383344



leek@buryandhilton.co.uk

Entrance Hall

uPVC front entrance door and window surround. Radiator. Stairs off leading to the first floor with storage below. Heating controls.

Cloakroom

Wc and wash hand basin. Radiator. Half tiled walls.

Sitting Room

13'10 x 11'11

Box bay uPVC window to front and uPVC window to side. Radiator. Gas fire with wooden mantle over.

Open plan Lounge/Dining

21'1 x 11'11

To the Lounge area, Log burning stove with tiled hearth and wooded mantle over with storage cupboard to one alcove. uPVC window to side. Open plan onto:
Dining area- uPVC patio doors and windows onto rear garden. Radiator. Radiator.

Kitchen

19'10 x 12'4 (max)

Fitted with a modern and matching range of wall and base units, wine holder and drawers with oak working surfaces over incorporating one and a half bowl ceramic sink and drainer with mixer tap over and tiled splash backs. Space and plumbing for dishwasher and space for American sized fridge freezer. Four ring gas hob with extractor hood over. Eye level oven and separate grill. uPVC window to rear and uPVC patio doors leading onto the rear garden. Two radiators.

Garage

15'9 x 12'10

With access from the driveway via electronic roller shutter door or internal access via the kitchen. Power and lighting.

First Floor Landing

Laundry cupboard with fitted shelving and housing the wall mounted 'Worcester' gas combi boiler. Doors off leading to:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



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