



105 Macclesfield Old Road, Buxton, SK17 6TT

Guide price £350,000

Guide Price £350,000 - £375,000

"Every window should have a view like this."

This extended, three-bedroom semi-detached home offers well-proportioned, larger-than-average accommodation arranged over two floors. Occupying a fantastic-sized plot, the property enjoys stunning views to both the front and rear. Ideally suited to growing families, home movers and those seeking a convenient location while enjoying a peaceful, tucked-away setting, this home offers the perfect blend of space, comfort and convenience.

Denise White Estate Agent Comments

The property is entered via an entrance porch, which incorporates a downstairs WC and leads through to the entrance hallway. The ground floor accommodation comprises a lounge, dining room, kitchen and conservatory, while the first floor offers three well-proportioned double bedrooms and a family bathroom.

Externally, the property occupies a generous plot, with a driveway and garage to the front providing ample off-road parking. To the rear is a large, enclosed and private garden, offering an ideal space for families, entertaining and outdoor relaxation.

Situated in a sought-after location, the property is within easy reach of the town centre, yet remains peacefully tucked away. A particular highlight is the fantastic open outlook, which can be enjoyed from both the front and rear of the home.

Location



Situated in an elevated position at the top of Macclesfield Old Road, Buxton, this location enjoys a peaceful residential setting with attractive surrounding scenery and a wonderful sense of space. The area offers a balance of tranquillity and convenience, with Buxton town centre, its range of shops, cafés, restaurants and everyday amenities all within easy reach. Ideal for those who appreciate the outdoors, the surrounding Peak District countryside provides excellent opportunities for

walking, cycling and enjoying the area's beautiful landscapes with the Goyt Valley and Burbage Edge being on the properties doorstep. Combining a desirable residential location with access to local amenities and open countryside, this is an appealing setting for a variety of buyers.

Why We Love This Property!

We particularly love the location of this property, offering the perfect balance of being within the popular residential area of Burbage, Buxton, and enjoying a peaceful setting with minimal passing traffic. Situated within the catchment area for Burbage Primary School, the property is ideally placed for families, while the fantastic open outlook adds to its appeal. Combining a sought-after residential location with a sense of privacy and tranquillity, this is a wonderful setting for those looking to enjoy the best of both worlds.

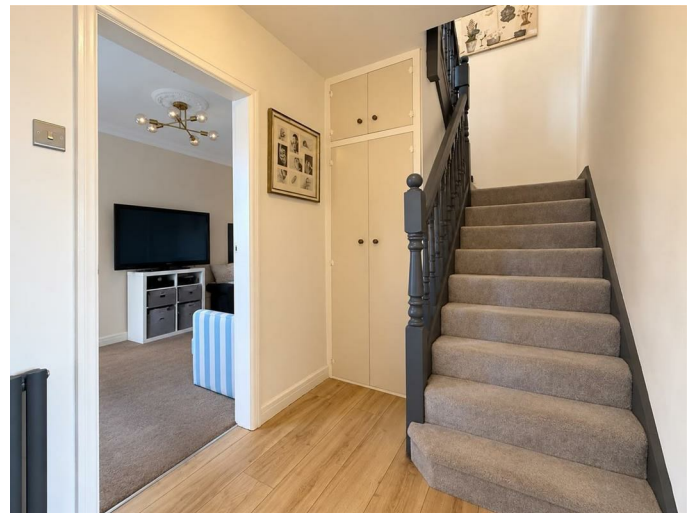
Entrance Porch

Front uPVC entrance door. Tiled flooring. Radiator. Ceiling light. Doors off leading to:-

Downstairs WC

Tiled flooring. uPVC window to the rear. WC and wash hand basin. Ceiling light.

Entrance Hallway



Laminate flooring. Column style radiator. Built in storage cupboard. Ceiling light. Stairs off leading to the first floor

Lounge

12'2 x 10'2 (3.71m x 3.10m)



Carpet flooring. Box bay uPVC window to the front. Radiator. Coal effect gas fire with feature tiled surround and wooden mantle. Ceiling light.

Dining Room

13'2 x 7'11 (4.01m x 2.41m)



Carpet flooring. uPVC window to the side. Radiator. Large understairs storage cupboard with good head height. Ceiling light.

Kitchen

L Shaped Kitchen with Utility Space- Fitted with a range of wall and base units with drawers and worksurface over incorporating stainless steel sink unit with drainer and mixer tap. Electric hob with extractor above and eye level oven and grill. Plumbing for dishwasher and washing machine.

Space for fridge and freezer. Breakfast bar seating area. Tiled splashbacks. Radiator. uPVC window to the rear. Laminate flooring. Ceiling light.

Conservatory

18'5 x 10'1 (5.61m x 3.07m)

Tiled floor with under-floor heating. Patio doors leading onto the rear garden.

First Floor Landing



Carpet flooring. Column style radiator. uPVC window to the rear. Access to two loft spaces. Dressing table area with base units and worktop over. Ceiling light. doors off leading to:-

Bedroom One

13'5 x 9'6 (4.09m x 2.90m)



Carpet flooring. uPVC window to the front. Radiator. Fitted wardrobes to one wall. Ceiling light.

Bedroom Two

12'1 x 9'6 (3.68m x 2.90m)

Carpet flooring. uPVC window to the front. Radiator. Open front fitted wardrobes to one wall. Ceiling light.

Bedroom Three

13'9 x 9'6 (4.19m x 2.90m)

Carpet flooring. uPVC window to rear. Radiator. Ceiling light.

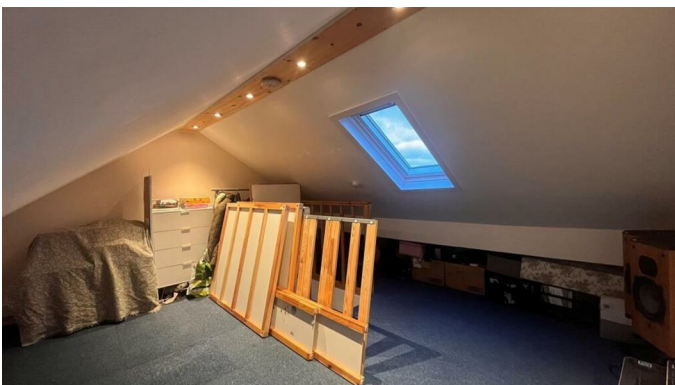
Bathroom

8'9 x 6'7 (2.67m x 2.01m)



Fitted with a modern and matching bathroom suite comprising:- Freestanding roll-top bath with a mixer tap over and hand held shower, walk-in corner shower cubicle, wash hand basin and WC. Heated towel radiator. Fully tiled walls and flooring. Extractor fan. Two uPVC windows to the rear.

Loft Space



Fully boarded with Velux window. 6.59m x 3m (purlin to purlin) approx.

Garage

17'5 x 9'1 (5.31m x 2.77m)

Roller garage door to front. Wall mounted 'Ideal' gas boiler. Light and power. Mezzanine over head storage. uPVC patio doors leading to rear garden.

Outside



To the front of the property is a lawned garden and tarmac driveway providing ample off-road parking for several vehicles. Further raised patio seating area. To the rear of the property is south facing garden, with a patio seating area, with pathway leading to lawned garden with further hard standing space to the bottom of the garden, perfect for a home office or alike subject to relevant permissions.

Agents Notes

Tenure: Freehold

Services: All Mains Services Connected

Council Tax: High Peak Borough Council- Band C

By a Conveyance of the land in this title dated 15 March 1932 made this rent charge informally apportioned as to £2. 7s. 6d. to the land in this title.

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 Agent



"Work hard. Stay humble. Always be kind" – Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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.

Property To Rent?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Will Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

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.

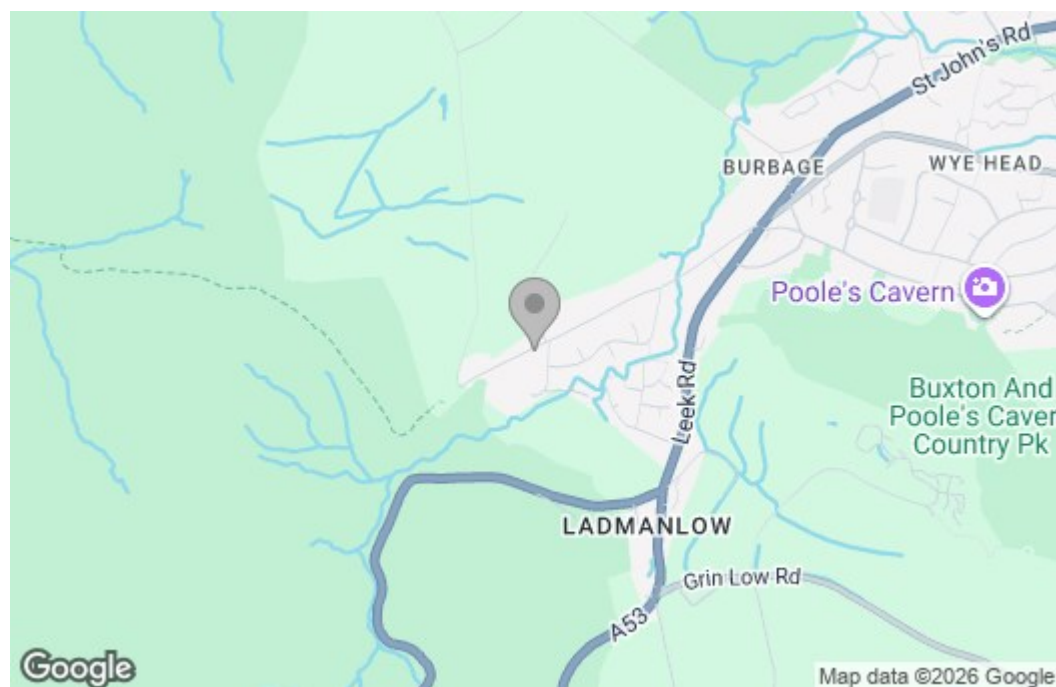
Buyer ID Checks

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



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	

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