



112. Macclesfield Road  
Buxton



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

## 112. Macclesfield Road

Buxton

Derbyshire, SK17 9AD



£350,000

### Entrance Hallway

Timber front door.

### Reception Room One

Window to front. Three electric heaters. Electric fire. Under stairs storage.

### Reception Room Two

Window to front.

### Utility

Window to rear. Plumbing for washing machine.

### Inner Hallway

Electric heater. Stairs off.

### Kitchen

Fitted with wall and base units with worksurface over incorporating one and a half bowl sink. Gas cooker and oven. Two windows to rear. Rear door.

### Bathroom

Fitted with a three piece suite comprising: Paneled bath with shower over, wash hand basin and Wc. Window to rear.

### First Floor Landing

Doors leading too.

### Bedroom

Window to front. Cupboard housing the hot water cylinder.

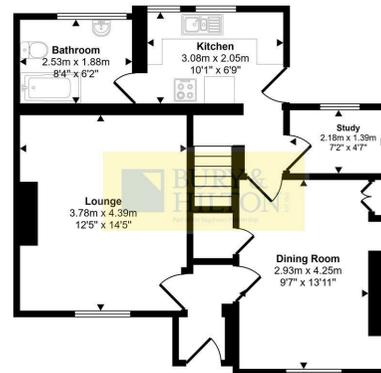


Buxton - 0129827524



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Ground Floor  
Approx 56 sq m / 602 sq ft

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.

# Accommodation

## Bedroom

Electric radiator. Window to front.

## Bedroom

Electric radiator. Window to rear. Wash hand basin.

## Outside

Garden to the front and side which subject to the relevant permissions could be turned into off road parking.

The land to the rear of the property is accessed off St Johns Road via the right of way over the neighboring properties land. With ample off-road parking with DETACHED THREE UNIT GARAGE with power and lighting. Further land to the side of the property. Surrounding grassland offering a fantastic opportunity.

## Detached Garages

Split into three garages (measuring approx 18'8 x 9'8 each). With double opening doors each, power land lighting.

FREEHOLD

HPBC-BAND C

EPC-F

## 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.

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Broadband Connectivity

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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



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**Part of the Bagshaws Partnership**



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