



105 Macclesfield Old Road
Buxton



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

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Buxton

Derbyshire, SK17 6TT



Bury and Hilton are delighted to offer for sale this THREE DOUBLE bedroomed, EXTENDED semi detached home which is located in a sought after location of Burbage, quietly tucked away with FANTASTIC views to both the front and rear of the property overlooking the surrounding hills and countryside and within walking distance to many fabulous walks including Burbage Edge in the Goyt Valley.

Offers In The Region Of £375,000



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk

Entrance Porch

Front uPVC entrance door. Tiled flooring. Radiator.

Wc

With uPVC window to rear. Wc and wash hand basin.

Inner Hallway

With stairs off leading to the first floor. Column style radiator. Built in storage cupboard.

Lounge

Box bay uPVC window to front. Radiator. Coal effect gas fire with feature tiled surround and wooden mantle.

Dining Room

uPVC window to side. Radiator. Large understairs storage cupboard with good head height.

L shaped Kitchen

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. Radiator.

Conservatory

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

First Floor Landing

uPVC window to rear. Access to two loft spaces. (please note, one of the loft areas is fully boarded and has a velux window) Dressing table area with base units and worktop over. Column style radiator.

Loft Space

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

Bedroom One

uPVC window to front. Radiator. Fitted wardrobes to one wall.



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.

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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