



32 Macclesfield Old Road  
Buxton



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

## 32 Macclesfield Old Road

Buxton  
Derbyshire  
SK17 6TY

Bury and Hilton are delighted to offer for sale this extended, four bedrooomed, semi detached property which is situated in the popular residential area of Burbage being close to a bus route and in the catchment area for popular primary and secondary schools making this property ideal for growing families. Open countryside close by.

Accommodation in brief comprises: Entrance hallway, lounge, dining room, kitchen, side hallway, WC, utility and garage to the ground floor with FOUR bedrooms (one en-suite) and family bathroom with separate WC to the first floor.

Externally the property has driveway parking to the front for one car( which benefits from an EV charging point and further front garden to the side which subject to relevant permissions could be extended into further parking. To the rear of the property is a great sized L shaped garden.

The property enjoys fabulous views to the rear overlooking the surrounding hills including Burbage Edge, and within close proximity to many countryside walks including those in the Goyt Valley.

With Upvc double glazing and gas central heating, viewing is highly recommended.

Offers In The Region Of £352,800



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Buxton - 0129827524



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# General Information

## Entrance Hallway

Spacious entrance hallway with Upvc frosted glazed front entrance door. Upvc window to front. Stairs off leading to the first floor. Radiator. Useful understairs storage cupboard.

## Dining Room

With Upvc window to front. Radiator. Ceiling coving.

## Lounge

With Upvc window to rear. Radiator. Feature gas fire with tiled fireplace and hearth. Ceiling coving.

## Kitchen

Fitted with a matching range of wall and base units with drawers and worksurface over incorporating one and a half bowl stainless steel sink with drainer and mixer tap over and tiled splash backs. Neff appliances including four ring electric hob, extractor hood, oven and grill. Integrated dishwasher and fridge. Radiator. Upvc window to rear. Trap hatch door leading to cellars.

## Hallway

Upvc door to front. Loft access.

## Wc

Wash hand basin and Wc. Upvc window to front. Loft access.

## Utility Room

Upvc door leading to rear garden and Upvc window to rear. Wall mounted cupboards. Worksurface with stainless steel sink with drainer and under counter space below with space and plumbing for washing machine. Wall mounted 'Valliant' gas boiler. Internal door leading into the garage.

## Garage

With up and over electric door to front. Power and lighting. Electric car charging point. (Access from driveway or off Utility)

## Lower Ground Floor- Cellars

Two cellar rooms easily accessible via steps from the kitchen. Both with lighting. Room two with restricted head height.

## First Floor Landing

Loft access. Built in storage cupboard.

## Bedroom One

Upvc window to rear. Radiator. Walk in wardrobe with ample hanging space

## En-Suite

Fitted with a suite comprising: WC, wash hand basin, bidet and shower cubical with wall mounted shower over. Fully tiled walls. Upvc window to front. Radiator.

## Bedroom Two

Upvc window to rear. Radiator.

## Bedroom Three

Upvc window to front. Radiator. Built in wardrobe with sliding doors with ample hanging space.

## Bedroom Four

Upvc window to rear. Radiator.

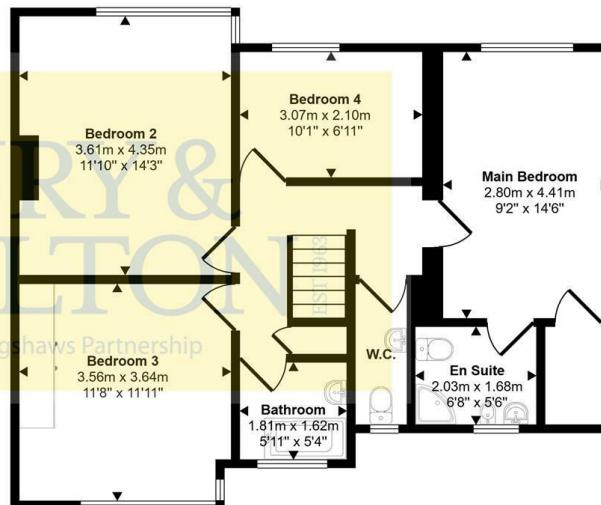
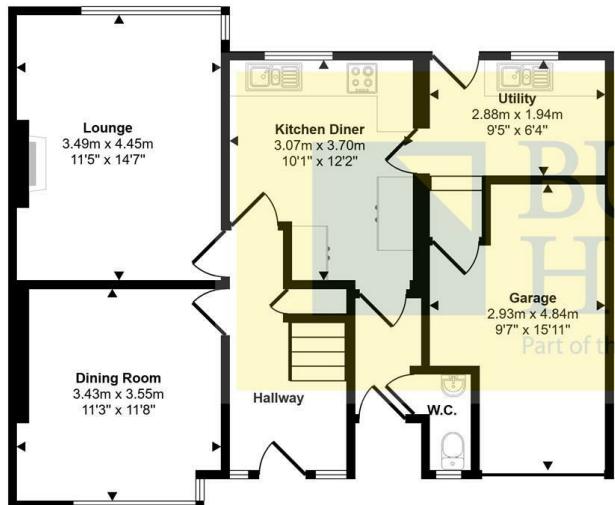
## Bathroom

Fitted with a suite comprising: Panelled bath with wall mounted shower over and wash hand basin. Upvc window to front. Radiator. Fully tiled walls.

## Wc

With WC and wash hand basin with tiled splash backs. Upvc window to front. Radiator.

Approx Gross Internal Area  
142 sq m / 1525 sq ft



#### Externally

To the front of the property is a driveway providing off road parking with further garden to the side with an array of plants and shrubs with pathway and steps leading to the front entrance. (Garage access from the driveway which benefits from an Electric vehicle charging point.) To the rear of the property is a great sized rear garden. A seating area has steps leading down to the L shaped garden. This space has huge potential to be transformed into a fabulous family garden.

#### Views

Fabulous views overlooking the garden and surrounding hills from all rooms to the rear of the property.

FREEHOLD  
EPC-D  
HPBC-BAND D

#### 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.

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