



114. Macclesfield Road  
Buxton



Part of the Bagshaws Partnership

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



## 114. Macclesfield Road

Buxton

Derbyshire, SK17 9AD



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2



£300,000

### Entrance Hallway

Front timber door. Tiled floor.

### Reception Room One

Tiled floor. Fire place. Window to front. Radiator.

### Reception Room Two

Window to front. Exposed wooden floorboards. Fireplace. Radiator. Understairs storage cupboard.

### Inner Hallway

Tiled floor. Radiator. Stairs off leading to first floor.

### W c

Wc. Window to side.

### Kitchen

Fitted with a matching range of wall and base units with work surface over incorporating sink. Gas hob with electric oven and grill. Tiled splashbacks. Towel rail. Radiator. Window to side and rear. Side door.

### Utility

Base units with worksurface over. Space and plumbing for washing machine. Porcelain sink. Tiled floor. Window to rear.

### Store

Window to rear.

### First Floor Landing

Doors leading too:



Buxton - 0129827524

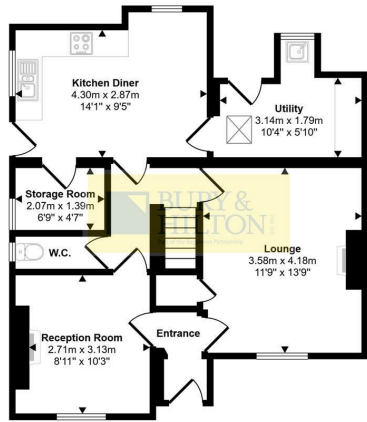


buxtonhomes@buryandhilton.co.uk





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



Ground Floor  
Approx 60 sq m / 642 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

Window to front. Radiator.

## Bedroom

Window to front. Radiator.

## Bedroom

Two windows to rear and window to side. Radiator.

## Shower Room

Fitted with a corner shower cubical, wash hand basin and wc. Radiator. Window to front.

## Outside

Externally the property has gardens to the front and side, which subject to the relevant permissions could be turned into off road parking. To the rear of the property is ample off road parking.

114-HPBC BAND D.

114- BAND E EPC.

FREEHOLD

## 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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