



59 Macclesfield Road

Buxton, SK17 9AG

£795,000



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Tenure Freehold Council Tax Band F



Situated in the picturesque town of Buxton, this charming property originally dating back to the 1930's has been sympathetically restored to seamlessly blend traditional character with modern comforts.

This immaculately presented house boasts five double bedrooms, three well-appointed reception rooms, three bathrooms, utility, study, spacious open plan kitchen living area.

Outside, the property features gated driveways for parking as well as a garage. The rear is well maintained with a summer house and patio areas welcoming alfresco living.

This property is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. With its charming features and prime location, it is sure to attract interest from discerning buyers.

DIRECTIONS

From our Buxton office bear left and proceed up Terrace Road and across the market place to the London Road traffic lights. At the lights bear right onto West Road and proceed along West Road and onto the continuation with Macclesfield Road. After a short while the property can be found on the left hand side.

GROUND FLOOR

Entrance

5'6" x 4'4" (1.68m x 1.32m)

Entrance door with decorative glass panels to entrance porch with laminate wood flooring.

Entrance Hall

14'4" x 7'7" (4.37m x 2.31m)

Inner door with decorative glass panels. Stairs to first floor. Under stairs storage cupboard. Radiator.

Office

7'11" x 4'11" (2.41m x 1.50m)

Obscure leaded window to front. Radiator.

Dining Room

18'9" x 13'1" (5.72m x 3.99m)

Double glazed square bay window to front with decorative glass panels. Double glazed window to side. Ornate feature fireplace with wooden surround and decorative inset tiling and hearth. Radiator.

Lounge

18'10" x 13'3" (5.74m x 4.04m)

Double glazed window to rear. Feature fireplace with wooden surround with decorative tiled insert and hearth. Coal effect gas fire (not tested). Door to further sitting room. Radiator.

Sitting Room

14'02" x 10'8" (4.32m x 3.25m)

Double glazed French doors to garden. Radiator.

Open plan Kitchen/Living area

20'1" x 10'7" + 21'10" x 15'4" (6.12m x 3.23m + 6.65m x 4.67m)

Extensive range of quality base and wall units, splashbacks and worksurfaces with integrated one and a half bowl sink unit with extending mixer tap. Four oven gas AGA. Space for fridge/freezer. Island with worksurface and units under, built in electric hob and built in electric oven. Spot lighting.

Living area with large double glazed windows to the rear, further double glazed window to side and double glazed door to garden. Radiator. Partial glass block walls. Door to Utility area.

Utility

13'2" x 5'5" (4.01m x 1.65m)

Double glazed window and door to side. Velux window. Wall mounted gas boiler. Space for washing machine, tumble dryer, fridge and freezer. Laminate wood effect flooring. Work surface with stainless steel sink. Door to cellar room and door to W.C. Radiator.

Cellar room

7'7" x 6'5" (2.31m x 1.96m)

Storage room, tiled flooring - blocked window that could be opened up.

W.C

6'5" x 2'11" (1.96m x 0.89m)

Double glazed obscure window to front. High level W.C, corner wash basin, radiator.

FIRST FLOOR

Split staircase with stairs to the right leading to suite. Stairs left to further bedrooms. Loft access to loft space which is boarded which has power and eaves storage.

Bedroom One

14'9" x 10'10" (4.50m x 3.30m)

Bedroom with double glazed windows to rear and side. Radiator. Door to dressing area with Velux window. Spot lighting. Door to bathroom.

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Bathroom

10'9" x 5'9" (3.28m x 1.75m)

Obscure double glazed window to front. Roll top claw foot bath. Separate shower cubicle with wall mounted shower unit. High level W.C. Pedestal wash basin. Towel Rail. Tiling to walls and floor. Radiator.

Bedroom Two

16'0" x 13'3" (4.88m x 4.04m)

Double glazed window to rear. Ornate feature fireplace. Radiator.

Bedroom Three

17'0" x 9'11" (5.18m x 3.02m)

Two Double glazed window to rear. Radiator. Eaves storage.

Bathroom

Wood panelling to walls. Roll top claw foot bath. Shower enclosure with wall mounted shower and tiled walls. Pedestal hand basin. Low level W.C. Radiator.

Bedroom Four

13'2" x 11'8" (4.01m x 3.56m)

Double glazed window to front and side. Ornate feature fireplace. Radiator. Door to en-suite.

En-Suite

8'1" x 3'11" (2.46m x 1.19m)

Double shower cubicle with wall mounted shower. Tiling to walls. Pedestal wash basin Low level W.C. Spot lighting. Radiator.

Bedroom Five

11'7" x 10'11" (3.53m x 3.33m)

Double glazed window to front and side. Ornate feature fireplace. Radiator.

OUTSIDE

To the front of the property there are two sets of wrought iron gates onto a resin driveway allowing parking for several vehicles bordered with mature hedging.

Garage

14'1" x 11'0" (4.29m x 3.35m)

Integral garage with power and water connected. Boiler for second heating system.

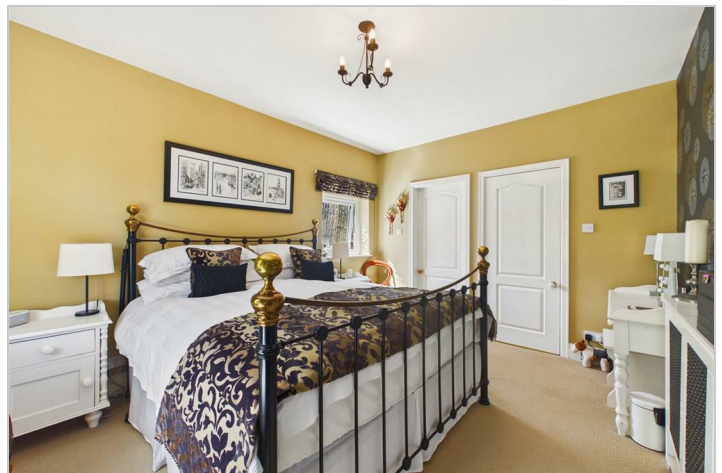
Garden

Manicured rear garden with lawn and patio areas bordered with various matures shrubs and trees. Remote controlled outdoor lighting, outdoor sockets and water supply. Bamboo covered seating area with heaters. 8 x 4 shed and Summer House. Gates either side providing access to front of the property .

Summer House

12'3" x 9'8" (3.73m x 2.95m)

Well maintained with power and internet connected.



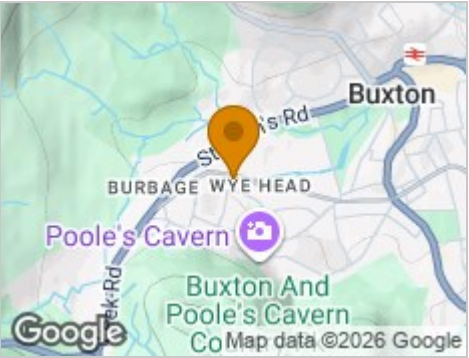
Road Map



Hybrid Map



Terrain Map



Floor Plans



Viewing

Please contact our Mellors Estate Agents Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

