



32 Macclesfield Old Road

Buxton, SK17 6TY

£365,000



32 Macclesfield Old Road

Buxton, SK17 6TY

Tenure Freehold Council Tax Band



A well situated, extended semi detached house in the popular Burbage area. Offering four bedroom accommodation with en suite facilities and two reception rooms. Benefitting from gas central heating and uPVC double glazing. With garage, parking and gardens. With countryside views to the rear and located on a bus route.

DIRECTIONS:

From our Buxton office turn right and bear left at the roundabout. Turn left into St Johns Road and follow the road to the traffic lights. Turn right into Macclesfield Old Road and the property can be found after a short while on the right hand side.

GROUND FLOOR

Entrance Hall

Ceiling coving, single radiator, stairs to first floor and under stairs cupboard. uPVC double glazed frosted entrance door and uPVC double glazed frosted windows to front.

Dining Room

11'9" x 10'8" (3.58m x 3.25m)

Ceiling coving, double radiator and uPVC double glazed window to front.

Lounge

14'8" x 11'9" (4.47m x 3.58m)

Featuring a tiled fireplace and hearth with fitted gas fire. Ceiling coving, double radiator and uPVC double glazed window to rear with views to the garden at the rear.

Kitchen

12'3" x 10' (3.73m x 3.05m)

Fitted with a range of base and wall mounted cupboards and work surfaces incorporating a 1 1/2

bowl stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Neff four ring electric hob, Neff extractor, Neff oven and Neff combination microwave oven and grill. Integrated dishwasher and integrated refrigerator. Single radiator, wood effect flooring and hatch to access lower ground floor. uPVC double glazed window to rear with tiled sill.

Side Hall

Loft access, wood effect flooring and uPVC double glazed frosted door to front.

Wc

Wood effect flooring, loft access and uPVC double glazed frosted window to front. Wash basin and low level wc.

Utility Room

9'6" x 6'2" (2.90m x 1.88m)

Wall mounted cupboards, fitted work surface and stainless steel single drainer sink unit. Plumbing for washing machine, Vaillant boiler, wood effect flooring and door to garage. uPVC double glazed window to rear with views and uPVC double glazed door to the rear.

LOWER GROUND FLOOR

Two Cellar Rooms

Also with a restricted height sub floor area.

FIRST FLOOR

Landing

Built in cupboard and loft access.

Inner Landing

WC

With low level wc and wall mounted wash basin with tiled splashbacks. Single radiator and uPVC double glazed frosted window to front.

Bedroom One

14'5" x 9'1" (4.39m x 2.77m)

Single radiator, walk in cupboard and uPVC double glazed window to rear with views to the hills and across the garden.

En Suite Shower Room

With tiled walls and fitted with a suite comprising low level wc, pedestal wash basin, bidet and a tiled and glazed cubicle with Mira shower. Single radiator and uPVC double glazed frosted window to front with tiled sill.

Bedroom Two

14'9" x 11'10" (4.50m x 3.61m)

Single radiator and uPVC double glazed window to rear with hillside views.

Bedroom Three

11'9" x 9'9" (3.58m x 2.97m)

Built in wardrobe, single radiator and uPVC double glazed window to front.

Bedroom Four

10'1" x 7' (3.07m x 2.13m)

Single radiator and uPVC double glazed window to rear with countryside views.

Bathroom

With tiled walls and fitted with a suite comprising panel bath with shower over, wall mounted wash basin, wall light point, single radiator and uPVC double glazed frosted window to front.

OUTSIDE

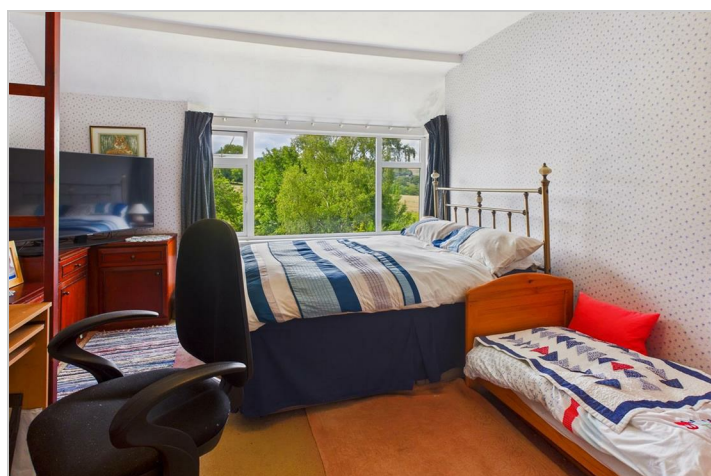
Garage

16'10" x 7'2" (5.13m x 2.18m)

With light and power electric charging point and an electric up and over door to the front . Door to utility room.

Garden and Parking

At the front of the property is a garden with plants and shrubs and a pathway and steps. There is also a driveway for off road parking. To the rear is a sitting area and steps leading down to an L-shaped garden with many mature trees and shrubs.



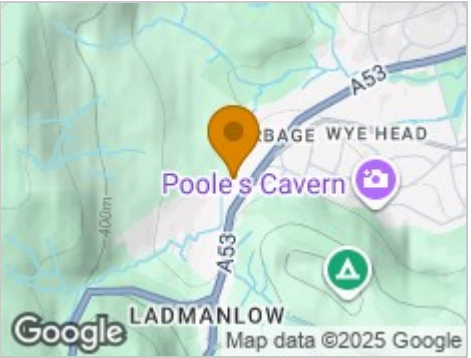
Road Map



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.

Important Notice

Mellors Estate Agents, their solicitors and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Mellors Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

1 Grove Parade, Buxton, Derbyshire, SK17 6AJ
Tel: 01298 24383 Email: info@mellors.org.uk www.mellors.org.uk

Energy Efficiency Graph

