



# 65 Macclesfield Old Road

Buxton, SK17 6TZ

Offers Over £450,000



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Tenure Freehold Council Tax Band D



Situated in a popular residential location we are delighted to offer for sale this substantial four/five bedroom, two reception semi-detached family home superbly presented throughout. Benefitting from combi gas fired central heating and uPVC sealed unit double glazing throughout, the property benefits from a single garage and driveway parking with delightful gardens both front and rear. With a conservatory to the rear, flagged patio, substantial garden and summerhouse with light and power ideal as an external office. Within the Burbage school catchment area this fabulous property should be viewed to be fully appreciated.

## DIRECTIONS:

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

## Entrance Hall

13'11" x 5'10" (4.24m x 1.78m)

Indian stone tiled floor with underfloor heating and stairs to first floor.

## Dining Kitchen

21'7" x 10'1" (6.58m x 3.07m)

Fitted with an excellent quality range of base and eye level units and wooden working surfaces with breakfast bar and a 1 1/2 bowl enamel single drainer sink unit with tiled splash back. With integrated dishwasher, space for an American style fridge freezer and integrated Bosch oven with four ring ceramic hob. Indian stone floor throughout with underfloor heating and open plan through into the dining area.

## Dining Area

10'4" x 7'2" (3.15m x 2.18m)

With two Velux sealed unit double glazed loft windows,

sealed unit double glazed French doors and floor to ceiling windows looking out to the patio and garden beyond. Indian stone floor with underfloor heating. Open plan through into the conservatory.

## Conservatory

12'1" x 9'9" (3.68m x 2.97m)

Wood effect laminate floor with underfloor heating and uPVC sealed unit double glazed throughout with French doors leading out to the patio and garden beyond.

## Lounge

13'3" x 11'1" (4.04m x 3.38m)

With a recessed fireplace incorporating a cast iron multi-fuel stove with a stone fireplace surround and mantelpiece over. Double radiator, TV aerial point, wood effect laminate flooring and uPVC sealed unit double glazed window to front.

## Utility Room

11'5" x 5'9" (3.48m x 1.75m)

With eye level units and work surface, Indian stone flooring, space and plumbing for a washing machine and space for a tumble dryer. Double radiator, door to garage and door to front.

## Cloakroom

With Indian stone flooring, low-level w.c., wall mounted washbasin with splash back, stainless steel heated towel rail and frosted uPVC sealed unit double glazed window.

## Landing

7'0" x 3'3" (2.13m x 0.99m)

## Bedroom One

14'6" x 11'0" (4.42m x 3.35m)

With a double radiator and uPVC sealed unit double glazed windows to front and side.

### Bedroom Two

13'7" x 11'0" (4.14m x 3.35m)

With a feature cast iron fireplace surround with mantelpiece over, double radiator and uPVC sealed unit double glazed window to front.

### Bedroom Three

10'9" x 11'7" (3.28m x 3.53m)

With double radiator and uPVC sealed unit double glazed window with views to the rear garden.

### Bedroom Four

11'1" x 11'1" (3.38m x 3.38m)

With double radiator and uPVC sealed unit double glazed window with views to the rear garden.

### Bedroom Five/Office

7'10" x 6'1" (2.39m x 1.85m)

With double radiator, loft access and uPVC sealed unit double glazed window to front.

### Bathroom

8'10" x 6'8" (2.69m x 2.03m)

Fitted with an excellent quality suite comprising a panelled bath with Victorian multi-jet shower fitting, low-level w.c. and pedestal washbasin. Free-standing multi-jet shower cubicle, extractor fan, half tiled walls and frosted uPVC sealed unit double glazed window.

### Garage

22'6" x 10'10" (6.86m x 3.30m)

With uPVC sealed unit double glazed window to side, uPVC sealed unit double glazed door and window to rear, double doors to front and light and power. Double radiator and wall mounted Worcester combination central heating and hot water boiler.

## OUTSIDE

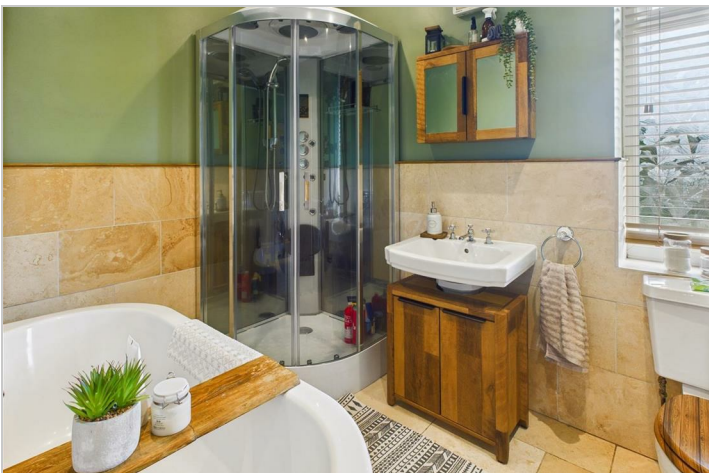
### GARDEN

To the front of the property there is a driveway suitable for the off road parking of vehicles. The front garden is mainly gravelled with mature bushes, flowerbeds, shrubs etc.

The rear garden benefits from elevated flagged patio and seating areas with steps leading down to a manicured garden with artificial lawn, many flagged pathways and seating areas. With a further lawned garden with barbeque area and many mature bushes, flowerbeds, shrubs and trees.

### SUMMER HOUSE

There is a detached summerhouse with light and power and electric heating, which would be ideal for an outside office.



## Road Map



## Hybrid Map



## Terrain Map



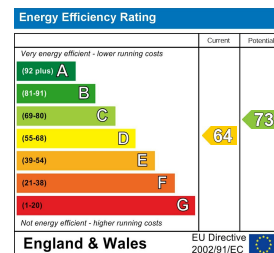
## Floor Plans



## 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.

## Energy Efficiency Graph



### Important Notice

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