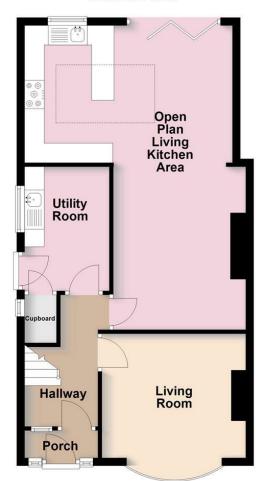
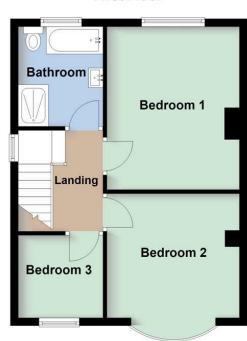
### **Ground Floor**



### First Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

### MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

- 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
- 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.







# 88 MACCLESFIELD OLD ROAD, BUXTON SK17 6TZ

£380,000



Situated on the outskirts of BUXTON and enjoying FAR REACHING VIEWS to the rear, this EXTENDED THREE BEDROOM SEMI DETACHED home offers spacious and well presented accommodation throughout. The ground floor includes a porch, entrance hall, bay fronted living room, separate utility room, and a CONTEMPORARY OPEN PLAN LIVING KITCHEN with bi folding doors opening onto the rear garden. Upstairs, there are three bedrooms and a modern family bathroom. Outside, the property features OFF ROAD PARKING for two vehicles and a private rear garden backing onto open fields with PANORAMIC VIEWS.

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Situated on the outskirts of BUXTON and enjoying FAR UTILITY ROOM REACHING VIEWS to the rear, this EXTENDED THREE 10'5 x 7'1 (3.18m x 2.16m) BEDROOM SEMI DETACHED home offers spacious and well presented accommodation throughout. The ground floor base units, stainless steel sink and drainer with mixer tap includes a porch, entrance hall, bay fronted living room, separate utility room, and a CONTEMPORARY OPEN PLAN LIVING KITCHEN with bi folding doors opening onto the rear garden. Upstairs, there are three bedrooms and a modern LANDING family bathroom. Outside, the property features OFF ROAD PARKING for two vehicles and a private rear garden backing onto open fields with PANORAMIC VIEWS.

### **PORCH**

uPVC door and double-glazed windows.

### **HALLWAY**

Radiator and stairs to the first floor.

### LIVING ROOM

10'5 x 12'1 (3.18m x 3.68m)

uPVC double-glazed bay window, electric wall-mounted fire, and radiator.



### **OPEN PLAN LIVING KITCHEN AREA**

25'6 x 17'4 (max) (7.77m x 5.28m (max))

uPVC double-glazed bi-folding doors, uPVC double-glazed window, fitted wall and base units with quartz worktop over, space for a range cooker, sink and drainer with mixer tap over, integrated microwave, integrated dishwasher, LVT woodeffect flooring with underfloor heating, and a skylight.



Composite door, uPVC double-glazed window, fitted wall and over, plumbing for a washing machine, understairs cupboard, and tiled flooring.

uPVC double-glazed window and loft access.

### **BEDROOM ONE**

12'9" x 11'1" (3.89m x 3.40m)

uPVC double-glazed window, radiator.



### **BEDROOM TWO**

10'6" x 11'1" (3.20m x 3.38m) uPVC double-glazed bay window, radiator.



## **BEDROOM THREE**

6'11 x 7'2 (2.11m x 2.18m)

uPVC double-glazed window, radiator.



# **BATHROOM**

8'4 x 7'2 (2.54m x 2.18m)

uPVC double-glazed window, enclosed shower cubicle with wall-mounted rainforest shower, bath with mixer tap over, WC with push flush, wash basin with mixer tap over, ladder-style radiator, part-tiled walls, and wood-effect flooring.



# **EXTERIOR**

To the front elevation is a tarmac driveway providing parking for two vehicles and a lawned garden. To the rear is an enclosed garden comprising composite decking, lawn, and well-established flower beds.





# **NOTES**

Tenure: Freehold Council Tax Band: D EPC Rating: D