

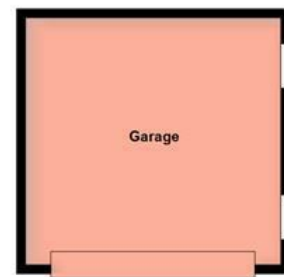


Wright Marshall  
Estate Agents

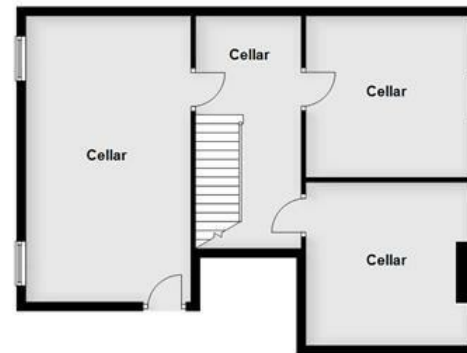
14 MACCLESFIELD ROAD, BUXTON SK17 9AH

£895,000

Ground Floor



Basement



Ground Floor



First Floor



Second 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.



This IMPRESSIVE DETACHED PERIOD HOME offers approximately 2,863 SQUARE FEET of accommodation spread across FOUR FLOORS, set within a GENEROUS 0.95-ACRE PLOT, complete with a DRIVEWAY, DOUBLE GARAGE, and BEAUTIFULLY LANDSCAPED GARDENS. The property is within short walking distance of the PAVILION GARDENS, close to BUXTON TOWN CENTRE, and is conveniently located for commuting by train to MANCHESTER and STOCKPORT.

MISREPRESENTATION ACT 1967.

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The accommodation is thoughtfully arranged over four levels, including FIVE SPACIOUS DOUBLE BEDROOMS, two bathrooms, and two reception rooms. The property also boasts a well-appointed kitchen, a utility room, and a cellar with four rooms, providing ample storage or potential for further development.

Externally, the property occupies a vast and private plot. To the front, a well-maintained lawned garden is complemented by established flower beds and a tarmac driveway leading to the double garage. To the rear, steps descend into a large, landscaped garden featuring a wide variety of mature plants, trees, and shrubs. Further steps lead to a secluded wooded area, backing onto the picturesque River Wye.

**PORCH**

Entrance door, stained glass sash window, and a radiator.

**HALLWAY**

Radiator, built-in cupboard, and stairs to the first floor.

**LIVING ROOM**

21'1 x 122 (6.43m x 3.71m)

Two sash windows with fitted shutters, open fireplace, radiator, and double doors leading to the rear garden.

**DINING ROOM**

20'9 x 12'1 (6.32m x 3.68m )

Four sash windows and a radiator.

**KITCHEN**

12'3 x 12'1 (3.73m x 3.68m)

Sash window, uPVC double glazed window, fitted shaker-style wall and base units with wooden worktop over, breakfast bar, a range cooker, ceramic double sink with mixer tap over, window seat, vertical radiator, and tiled flooring.

**REAR HALL**

Sash window, radiator, tiled flooring, and stairs to the cellar.

**UTILITY ROOM**

6'8 x 9 (2.03m x 2.74m)

Sash window, fitted worktop, plumbing for washing machine and dryer, pedestal wash basin with mixer tap over, WC, radiator, and tiled flooring.

**REAR PORCH**

11'5 x 3'11 (3.48m x 1.19m)

Composite door, uPVC double glazed windows, and stone tiled flooring.

**FIRST FLOOR LANDING**

Sash window, built-in cupboard housing a Vaillant boiler and a door leading to the stairs to the second floor.

**BEDROOM ONE**

21'2 x 12'1 (6.45m x 3.68m)

Two sash windows, fitted wardrobes, and a radiator.

**BEDROOM TWO**

21'1 x 122 (6.43m x 3.71m)

Four sash windows and a radiator.

**BEDROOM THREE**

12'3 x 12'3 (3.73m x 3.73m)

Sash window and a radiator.

**SHOWER ROOM**

6'11 x 9'3 (2.11m x 2.82m)

Sash window, enclosed corner shower cubicle with wall-mounted shower fitment, WC with push flush, pedestal wash basin with mixer tap over, radiator, part tiled walls, and tiled flooring.

**SECOND FLOOR LANDING**

Velux window, radiator, and a built-in cupboard.

**BEDROOM FOUR**

24'9 x 12'3 (7.54m x 3.73m )

Two windows and a radiator.

**BEDROOM FIVE**

21'3 x 122 (6.48m x 3.71m)

Window, Velux window, and two radiators.

**BATHROOM**

6'9 x 9'1 (2.06m x 2.77m)

Velux window, bath with mixer tap over, WC with push flush, pedestal wash basin with mixer tap over, radiator, part tiled walls, tiled flooring, and a built-in cupboard.

**CELLARS**

Cellar One 16'10 x 7'7 / 5.13m x 2.31m

Stairs to the ground floor, light and power, and stone tiled flooring.

Cellar Two 21'4 x 11'9 / 6.50m x 3.58m

External door, two uPVC double glazed windows, light and power, and stone tiled flooring.

Cellar Three 12 x 12 / 3.66m x 3.66m

uPVC double glazed window, light and power, and stone tiled flooring.

Cellar Four 11'10 x 12 / 3.61m x 3.66m

Light and power, and stone tiled flooring.

**GARAGE**

18 x 18'11 (5.49m x 5.77m)

Electric roller door, two windows, and light and power.

**EXTERIOR**

The property sits within a plot of approximately 0.95 acres. To the front, a tarmac driveway provides access to the double garage and offers ample off-road parking. The front garden includes a lawn and established flower beds. To the rear, steps lead down to a large lawned garden with a variety of mature plants, shrubs, and trees. Further steps continue down to a wooded area that backs onto the River Wye, where a path runs through the woodland along the riverbank and leads back up to the property.

**NOTES**

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

