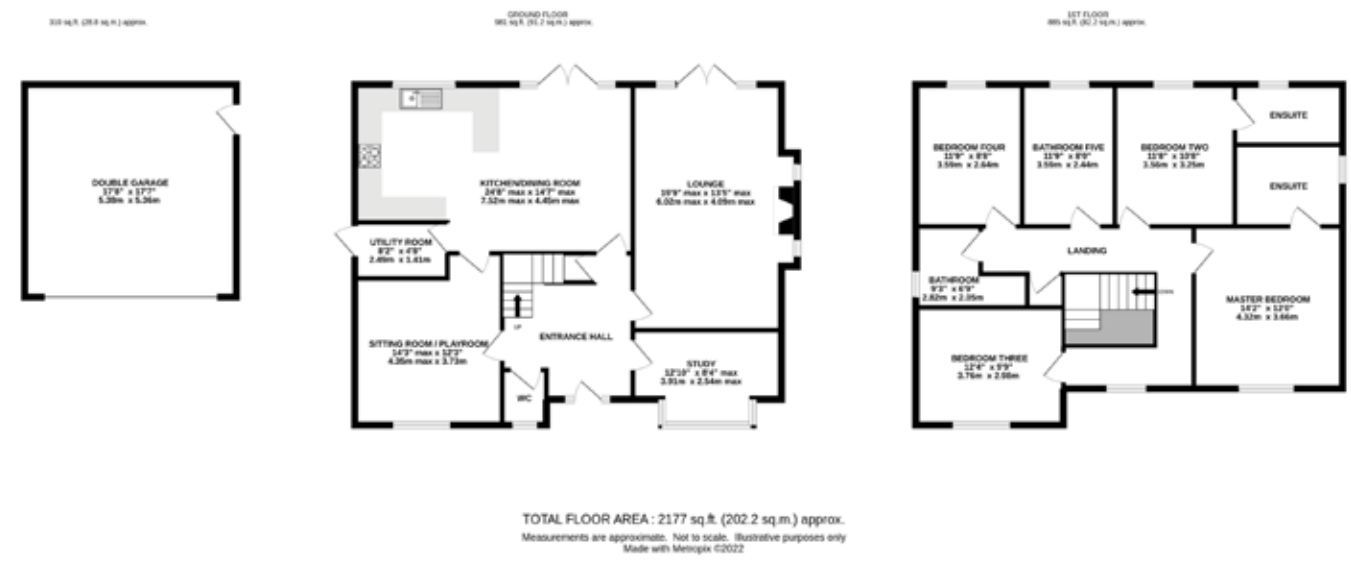


10 LIVESLEY ROAD
Tytherington
GUIDE PRICE
£750,000



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury
8 The Village, PRESTBURY SK10 4DG
01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



Occupying a superb corner plot on this well-regarded modern development, this handsome five-bedroom detached family home offers beautifully balanced accommodation throughout.

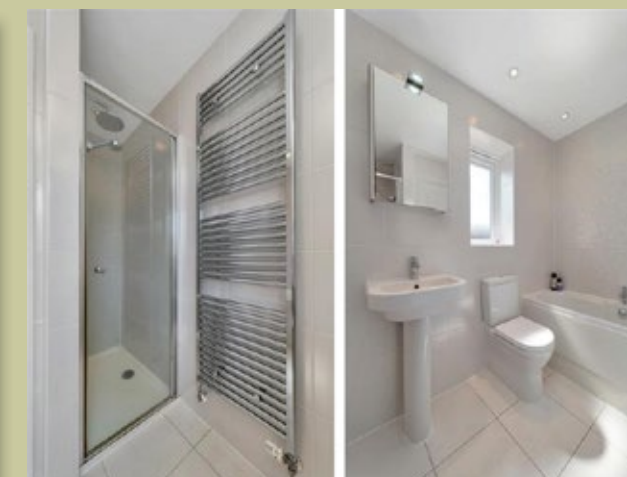
GASCOIGNE HALMAN

- ELECTRIC CAR CHARGING POINT
- INFRA-RED PATIO HEATERS
- MODERN DEVELOPMENT

- PARKING FOR 4 + VEHICLES
- OPEN PLAN DINING KITCHEN
- SOUTH FACING GARDEN

GUIDE PRICE
£750,000

10 LIVESLEY ROAD
Tytherington



DESCRIPTION

The Kingsfield Park development consists of a variety of modern mews homes and attractive detached properties intelligently positioned on their individual plots in this most convenient location.

No. 10 Livesley Road sits on an impressive corner plot which not only enhances the property's kerb-appeal, but also provides the provision of parking for up to 4 vehicles. The accommodation is beautifully presented throughout and comprises at ground floor level; Entrance Hall, Cloaks/WC, Study, Lounge, Sitting Room/Playroom, Open plan Dining/Kitchen with Utility Room.

At first floor level; Galleried Landing, Master Bedroom with ensuite, Guest Bedroom with ensuite, three further bedrooms of good size and a family bathroom. Externally the home features landscaped south facing gardens, predominantly laid to lawn with a wood-chipped play area, large patio with hot-tub under an oak framed gazebo and external access into the detached double garage. There is parking for two cars on the drive and additional parking alongside the property itself.

LOCATION

Tytherington is situated betwixt Prestbury Village and Macclesfield Town (with direct rail links to London under two hours) and offers excellent transport links to Manchester International Airport. Predominantly a residential area it has a small shopping centre with supermarket, post office, hairdressers and other sole traders. It also boasts the highly regarded Tytherington Links, Mulberry Park & #38; Kingsfield Park developments made up of attractive modern homes and also the Tytherington Club which offers an 18 Hole Championship Golf Course, Hotel and state-of-the-art leisure facilities.

DIRECTIONS

SAT NAV - SK10 2ZL

TENURE

Leasehold - To be verified by Solicitors

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East - Council Tax Band G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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