



37 London Road, Lyme Green, SK11 0JX

£269,500

- Beautifully presented and thoughtfully updated three bedroom mid terrace home
- A bright and inviting lounge and a generously sized open-plan dining kitchen
- Three well-proportioned bedrooms and a contemporary family bathroom
- Centrally heated conservatory and a private, larger than average rear garden
- To the front, the property offers a smart tarmac driveway with parking for multiple vehicles

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Beautifully presented and thoughtfully updated, this spacious three-bedroom mid-terrace home offers the perfect blend of comfort, style, and practicality. Tucked away on the edge of Macclesfield, the property boasts a truly impressive 70ft rear garden, a light-filled conservatory, and off-road parking for two to three vehicles, making it ideal for growing families, first-time buyers, or anyone seeking a ready to move into home with outdoor space to enjoy.

Lovingly modernised by the current owners, the property is full of charm and well-balanced living space. On the ground floor, you're welcomed into a bright and inviting lounge with a large front window allowing in plenty of natural light. An inner hallway leads through to the heart of the home—a stylish and generously sized open-plan dining kitchen, complete with excellent storage, and a seamless connection into the centrally heated conservatory, offering the perfect setting for entertaining or relaxing with garden views all year round.



Council Tax Band: C



Lounge

13'8" x 12'7"

Bright and inviting reception space with a large front-facing window allowing plenty of natural light. Tastefully decorated with quality flooring and a central fireplace feature. Radiator and TV point.

Kitchen/ Diner

13'8" x 12'9"

Spacious and stylish open-plan kitchen/dining area fitted with a range of modern wall and base units. Includes integrated appliances, ample worktop space, and room for a dining table. Seamlessly flows into the conservatory, enhancing the flow of natural light. Radiator and tiled flooring.

Conservatory

9'2" x 8'12"

Centrally heated conservatory with double-glazed windows and doors overlooking the garden. Ideal for use as an additional sitting room or play area. Finished with tiled flooring and fitted radiator.

Bedroom One

14'4" x 12'9"

Spacious double bedroom with rear-facing window providing views over the garden, central heating radiator, and ample space for freestanding furniture. Light and airy.

Bedroom Two

12'7" x 10'7"

Generously sized second bedroom. Includes a radiator and space for a double bed and additional furnishings.

Bedroom Three

7'8" x 7'3"

Ideal as a single bedroom, nursery, or home office. Features a front-facing window, radiator, and fitted carpet.

Bathroom

22'2" x 5'10"

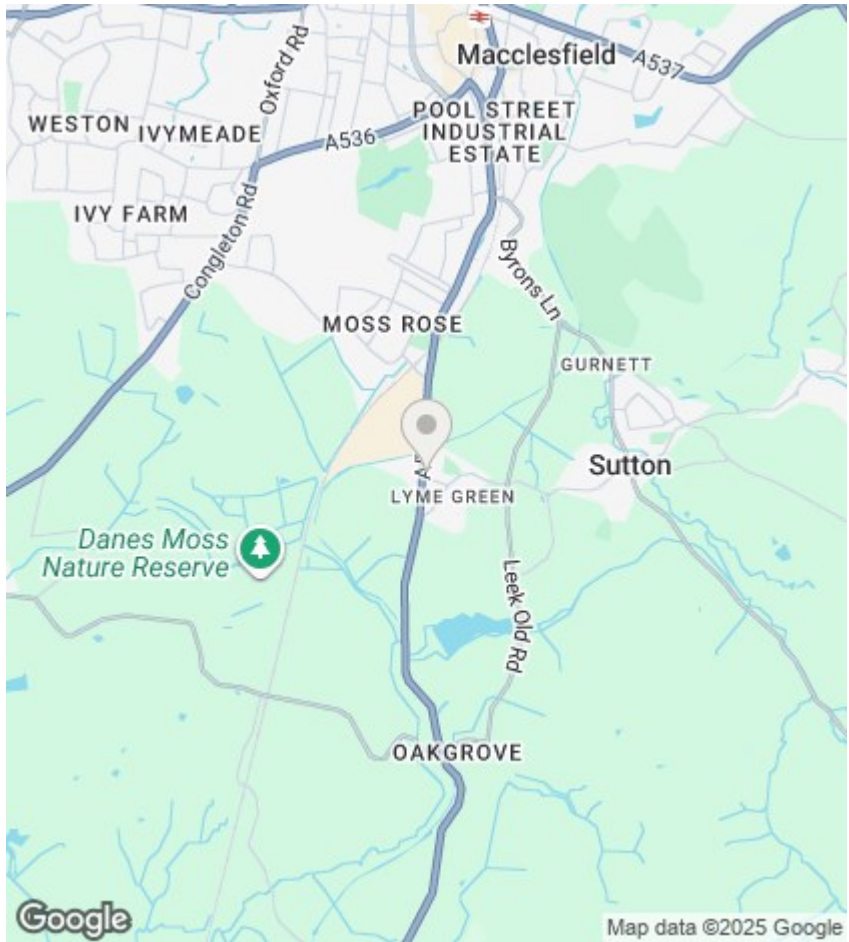
Contemporary family bathroom comprising a full-length panelled bath with mixer tap and overhead shower, wash basin, WC, radiator, tiled walls, and tiled flooring. Spacious and well-finished.

Outside

To the rear is a truly impressive approx. 70ft private garden—perfect for families, pets, and entertaining. Mostly laid to lawn with mature borders and patio area.

To the front, the property features a smart tarmac driveway providing off-road parking for two to three vehicles.





Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			51
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

