HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

25 Livesley Road, Macclesfield, SK10 2ZJ

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Located in the highly sought-after area of Tytherington, this attractive four-bedroom detached family home on Livesley Road offers spacious, well-planned accommodation within easy reach of excellent primary and secondary schools, and just a short drive from Macclesfield town centre and the railway station.

The ground floor comprises a covered porch, an entrance hall, cloakroom/W.C., lounge, a versatile study, a practical utility room, and an excellent open-plan dining kitchen designed to accommodate modern family living. To the first floor, the master bedroom benefits from a contemporary en-suite shower room, whilst three further double bedrooms and a well-appointed family bathroom complete the accommodation. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Set behind a charming front garden with mature planting, the home also offers a driveway for two vehicles leading to a single garage. A valuable additional feature is the external EV charging point. To the rear, the fully enclosed garden is primarily laid to lawn and includes a covered, stone-flagged patio and a raised wooden seating area, perfect for outdoor dining, entertaining or simply relaxing.

Warm, inviting, and exceptionally well located, this is a wonderful family home in a highly desirable and convenient setting.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Manchester Road in a northerly direction towards Tytherington. Proceed through the traffic lights at the Brocklehurst Arms, past the Links estate on the left, taking the second turning on the right into Tytherington Lane. Proceed to the roundabout taking the second exit and then take the fourth turning on the left into Livesley Road.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor
Courtesy light.

Covered Porch
Courtesy light.

Entrance Hall
Composite front door with glazing inset and adjoining. Laminate flooring. Spindle balustrade to the staircase.

Cloakroom/W.C.
Pedestal washbasin with mixer tap and splashback. Low suite W.C. uPVC double glazed window. Double panelled radiator.

Lounge
16'04 to the bay x 10'07
T.V. aerial point. uPVC double glazed windows to the bay. Double panelled radiator.

Study
13'04 to the bay x 7'10
Fitted Sharps office workstation furniture. uPVC double glazed windows to the bay. Double panelled radiator.

Dining Kitchen
26'02 x 9'05
Single drainer double bowl sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting quartz work surfaces and under unit lighting that continues seamlessly to create a breakfast bar. Integrated Neff double oven. Integrated Neff four ring gas hob with extractor hood over. Integrated dishwasher. Space for an American style fridge/freezer. Recessed spotlglighting. Understairs storage cupboard. T.V. aerial point. Laminate flooring. uPVC double glazed windows. uPVC double doors opening onto the garden. uPVC radiators.

Utility Room
7'10 x 5'02
Single drainer stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces over. Cupboard housing the Vaillant domestic central heating and hot water boiler. Plumbing for automatic washing machine. Space for a tumble dryer. uPVC door with double glazing inset to the side elevation.

First Floor

Landing
Spindle balustrade to the staircase. Airing cupboard housing the hot water cylinder. Double panelled radiator.

Bedroom One
14'00 x 10'11
Floor to ceiling fitted mirror-fronted wardrobes. uPVC double glazed window. Double panelled radiator.

En-suite Shower Room
The white suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over, a washbasin set within a vanity unit with storage below and a low suite W.C. Extractor fan. Electric shaver point. Fully tiled walls. Tiled flooring. uPVC double glazed window. Double panelled radiator.

Bedroom Two
12'01 x 8'09
uPVC double glazed window. Double glazed window.

Bedroom Three
10'06 to the wardrobes x 9'06 max
Floor to ceiling fitted wardrobes. uPVC double glazed window. Double panelled radiator.

Bedroom Four
9'06 x 9'01 max
Feature wooden panelling. Storage cupboard. Access to a fully boarded loft via a pull-down ladder. uPVC double glazed window. Double panelled radiator.

Family Bathroom
The white suite comprises a fully tiled cubicle with thermostatic rainhead shower and additional shower attachment over, a panelled bath with mixer tap and hand-held shower attachment, a pedestal washbasin with mixer tap and a low suite W.C. Wall-mounted mirror-fronted bathroom cabinet with integral lighting. Recessed spotlighting. Extractor fan. Fully tiled walls. uPVC double glazed window. Vertical chrome heated towel rail.

Outside

Gardens
The property is set behind a small, neatly maintained garden with a variety of bushes, shrubs, and hedges. To the side, a block-paved driveway provides off-road parking for approximately two vehicles and leads to the detached garage. An EV charging point is also installed. To the rear, the fully enclosed garden is primarily laid to lawn, complemented by raised beds and a selection of mature planting. There is a stone-flagged patio with an attractive pergola, along with a raised wooden veranda that provides a pleasant outdoor dining and entertaining area. Additional features include external lighting and a power supply.

Garage
19'01 x 9'06
Up and over door. Power and light.

Leasehold
A term of 999 years from 2013. There is an annual ground rent of £444.00 and an annual service charge of £50.00.

£550,000

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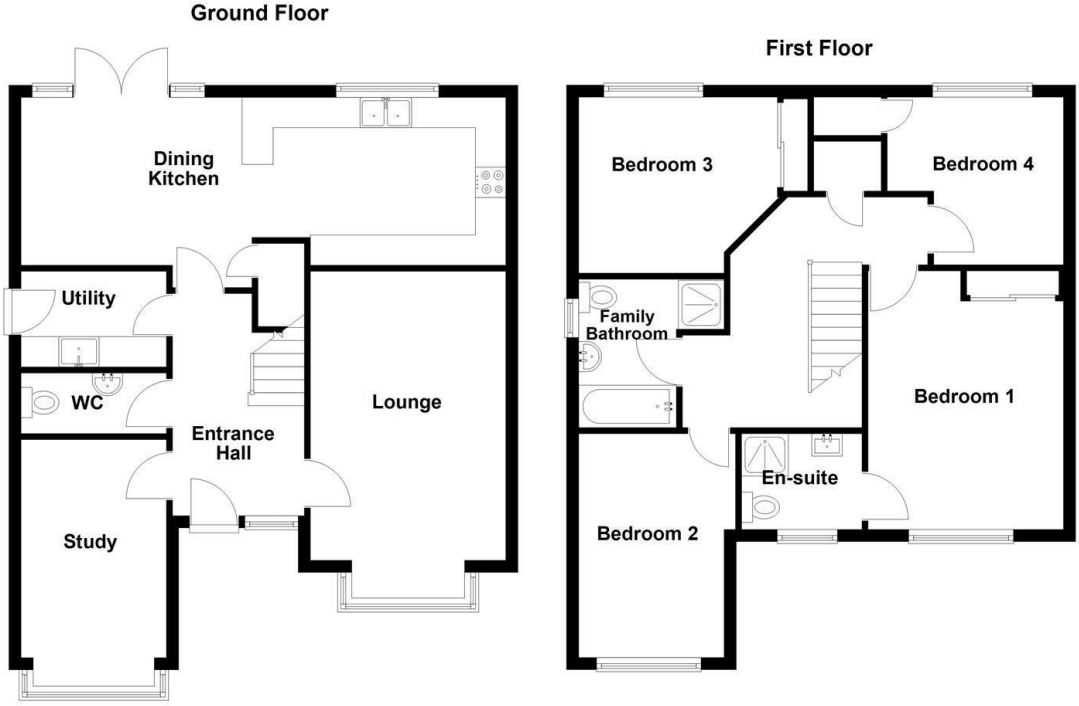

PROSECCO PALACE

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