

*jordanfishwick*



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# 53 Clifford Road, Macclesfield, SK11 8QE

**\*\* ELEGANT, INNOVATIVE & STYLISH \*\*** There are very few houses that can match this unique property in terms of space, style and quality. Located on one of Macclesfield's sought after roads, within close proximity of Macclesfield general hospital as well as excellent schools and the town centre. Having been remodelled over recent years by the current owner, this stunning family home has been transformed into a most splendid and highly distinguished property. The present owner has given careful consideration to its detail as to provide a perfect balance for the new owners. The interior design is stunning and for those looking for something special then direct your attention to this property. Enjoying many features such as open plan family/dining kitchen with feature glass lantern style roof, stylish tiled floor with underfloor heating and luxurious en-suite. In brief the property comprises; reception hallway, study, downstairs WC, utility, living room with feature gas log burning stove, games room and open plan family/dining kitchen with bi-folding doors to the garden. To the first floor there are three well proportioned bedrooms with the master featuring a luxurious en-suite and shower room. The property is set back behind a driveway and leads to the garage/bike store. A courtesy gate to the side provides access to the fabulous garden, laid mainly to lawn with mature shrubs and flowers to the borders and several delightful seating areas which provides a perfect place to put the garden furniture all year round ensuring further enjoyment of this idyllic retreat ideal for dining and entertaining both family and friends.

## £500,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Directions

Proceed out of Macclesfield along Chester Road passing the Fire Station on the left hand side. At the next roundabout take the first exit onto Ivy Road then take the first left onto Clifford Road. Follow the road around and the property can be found on the left hand side.

#### Reception Hallway

Accessed via an attractive front door with glazed window to the side. Staircase to the first floor. Tiled floor with underfloor heating leading through to the open plan family/dining kitchen. Recessed ceiling spotlights. Contemporary radiator.

#### Downstairs WC

Push button low level WC and wash hand basin. Recessed ceiling spotlights. Chrome ladder style radiator.

#### Study

5'3 x 5'1

Double glazed window to the side aspect. Radiator.

#### Utility

5'7 x 5'1

Fitted with a range of floor units with matching cupboards above. Integrated washing machine and fridge.

#### Living Room

14'0 x 14'0

Featuring a large double glazed window to the front allowing natural light to flood in and gas log burning stove within chimney recess. Additional double glazed window to the side aspect. Ceiling coving. Radiator.

#### Sitting/Games Room

12'0 x 8'0

Versatile reception room with double glazed window to the rear and side aspect. French doors to the garden. Recessed ceiling spotlights. Radiator.

#### Open Plan Family/Dining Kitchen

26'0 x 19'8 max

#### Dining Kitchen

26'0 x 8'2

Beautifully appointed kitchen suite fitted with a comprehensive range of base units with Quartz work surfaces over and matching wall mounted cupboards. Tiled returns. Underhung sink unit with mixer tap. Integrated appliances include fridge, freezer, dishwasher and tumble dryer. Four ring induction hob with extractor hood over and oven below. Breakfast bar with stool recess. Tiled floor with underfloor heating. Recessed ceiling spotlights. Contemporary radiator. Double glazed window to the side aspect and French doors to the garden. Open plan to the family area.

#### Family Area

12'0 x 11'5

Featuring a glass lantern style roof. Bi-folding doors to the garden and additional door to the side aspect. Tiled floor with underfloor heating. Recessed ceiling spotlights.

#### Stairs To The First Floor

Built in storage cupboard housing the boiler.

#### Master Bedroom

14'0 x 11'6

Double bedroom fitted with floor to ceiling wardrobes with sliding doors. Double glazed window to the side aspect. Radiator.

#### Luxurious En-Suite

Luxurious en-suite bathroom comprising a generous bath, walk in shower with rainfall shower head, push button low level WC and vanity wash hand basin with mixer tap. Tiled floor and walls. Built in alcoves with inset lighting. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

### Bedroom Two

12'0 x 10'7

Double bedroom fitted with floor to ceiling wardrobes with sliding doors. Double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

### Bedroom Three

8'5 x 7'0

Single bedroom with double glazed window to the side aspect. Recessed ceiling spotlights. Radiator.

### Stylish Shower Room

Stylish shower room fitted with a black suite comprising; shower enclosure. push button low level WC and wash hand basin with mixer tap. Tiled floor and part tiled walls. Recessed ceiling spotlights. Ladder style radiator. Double glazed window to the side aspect.

### Outside

#### Driveway

The property is set back behind a driveway and leads to the garage/bike store. A lawned garden to the side and courtesy gate providing access to the fabulous garden. Electric car charger.

#### Bike Store

Previously a conventional garage and now a bike store after converting the rear part to an additional reception room and the front part sectioned off to create a bike store. Electric roller door. Power and lighting.

#### Garden

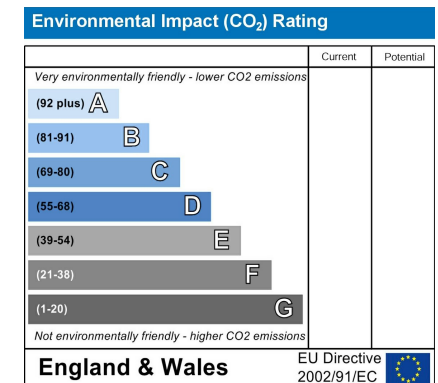
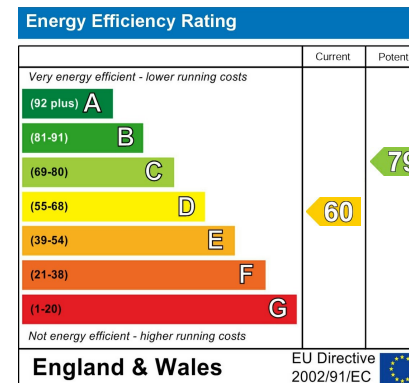
The fabulous garden is laid mainly to lawn with mature shrubs and flowers to the borders and several delightful seating areas providing a perfect place to put the garden furniture all year round ensuring further enjoyment of this idyllic retreat ideal for dining and entertaining both family and friends. The garden is enclosed by timber panel fencing and mature hedging providing an excellent degree of privacy. Large shed with double doors. Outside electric socket.

#### Tenure

The vendor has advised that the property is Freehold and that the council tax band is D. We would advise any prospective buyer to confirm these details with their legal representative.

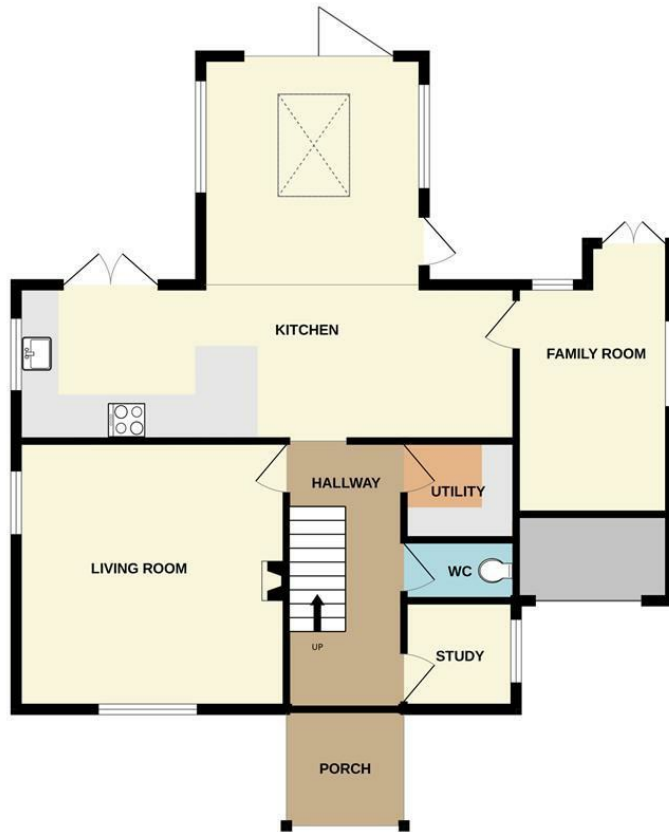
#### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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