



25 Fallibroome Road, Macclesfield, SK10 3LD

£375,000

- A spacious and well-presented four-bedroom semi-detached family home.
- The ground floor also provides a convenient shower room with a fourth bedroom/office area.
- Overall, this property presents an excellent opportunity for families seeking a well-balanced home with flexible living space both inside and out.
- The ground floor comprises a welcoming entrance hall, leading to a lounge area, separate dining room and a conservatory.
- To the first floor, there are three well-proportioned bedrooms with an additional loft room.

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A spacious and well-presented four-bedroom semi-detached family home, situated in a popular residential area and offering versatile accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hall leading through to a bright and comfortable lounge, a separate dining room perfect for entertaining, and a conservatory providing additional living space with views over the rear garden. The kitchen is well laid out and functional, complemented by a convenient ground floor shower room and a fourth bedroom, which could also serve as a home office or guest room if required.

To the first floor, there are three well-proportioned bedrooms, all offering ample space for furnishings, along with a family bathroom fitted with a three-piece suite. The property further benefits from a useful loft room, providing flexible additional space that could be utilised for storage, a hobby room, or a home workspace.

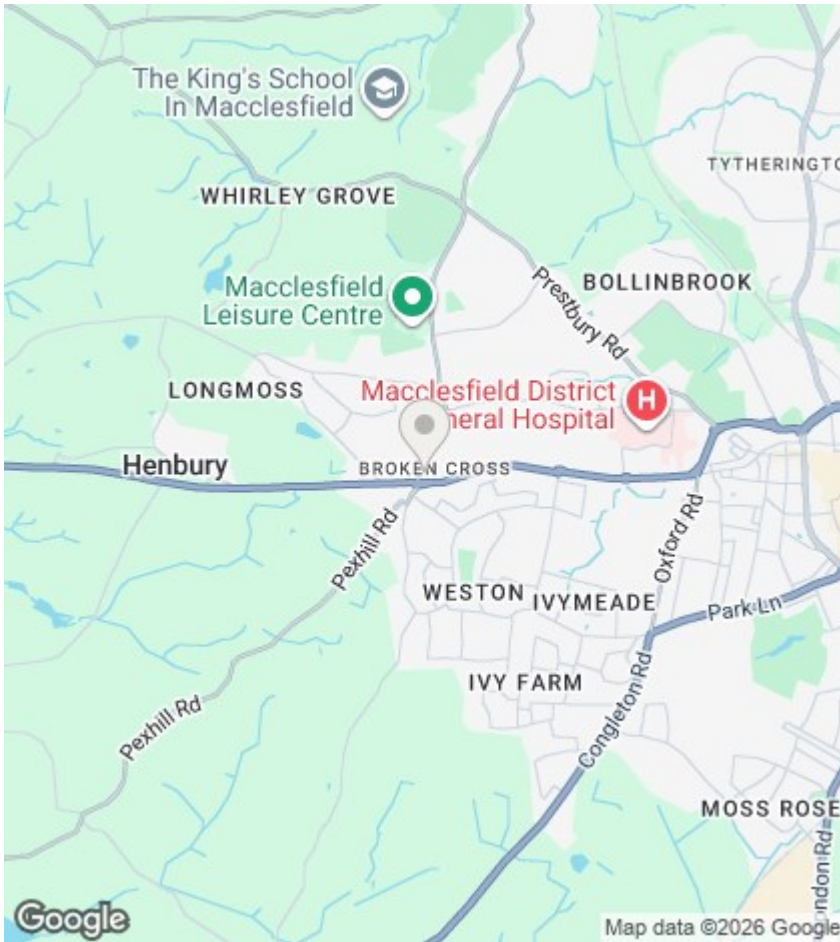
Externally, the property is set back from the road with a block-paved driveway to the front, providing ample off-road parking for multiple vehicles. To the rear, there is a generous enclosed garden, mainly laid to lawn,



Council Tax Band: C







Directions

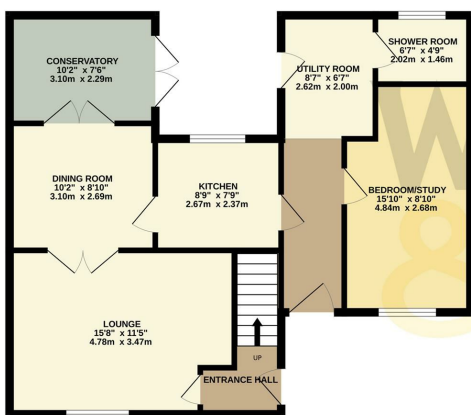
Viewings

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

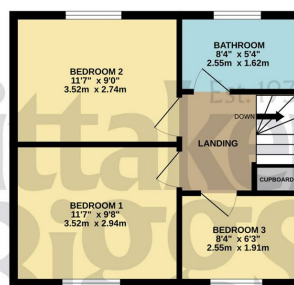
EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
176 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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