

*Jordan* fishwick

20 LIVESLEY ROAD, MACCLESFIELD, SK10 2ZL

£450,000

## 20 LIVESLEY ROAD, MACCLESFIELD, SK10 2ZL

**\*\* INNOVATIVE, STYLISH AND VERSATILE \*\*** A beautifully appointed, double fronted, detached family home built in 2016 to an exacting and unique design with special attention to its finish and high specification. The accommodation is immaculately presented and decorated in neutral tones throughout. In brief: reception hallway, downstairs W.C, living room with patio doors to the rear garden, impressive kitchen/ family/dining room, utility room and study. To the first floor is the elegant master bedroom with floor to ceiling built in wardrobes to one wall and stylish en-suite. Two further double bedrooms and a good size third bedroom are facilitated by a beautiful family bathroom with white suite and separate shower unit. This is a highly distinguished home of considerable merit throughout. Double glazed uPVC windows have also been installed and complimented by gas central heating to provide a warm and comfortable home in which to live. The Southerly facing rear garden is of a good size with stone patio area overlooking well tended lawned gardens. Enjoy a sunny aspect, ideal for "Al Fresco" dining and entertaining both family and friends. Off road parking is afforded to the front by way of a driveway leading to the garage.

### Location

Situated on the prestigious Kingsfield Park development in Tytherington, close to excellent schools and local amenities as well as a championship golf course at the Tytherington club. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

### Directions

Leaving Macclesfield in the direction of Tytherington and Kingsfield Park. Take the second turning on the left passing Kingsfield Mews and Premier Inn. Turn left into Livesley Close passing both Curtis Close and Woodward Close, where the property will be found on the right hand side.

### Reception Hallway

Decorated in neutral colours with stairs leading to the first floor landing. Double glazed uPVC window to the side aspect. Radiator. Under-stair storage.

### Downstairs WC

Fitted with a push button low level W.C and wash basin. Double glazed uPVC window to the front aspect.

### Living Room 15'1 x 11'0 (4.60m x 3.35m)

Decorated in neutral tones with uPVC double glazed French doors to the rear aspect. Two radiators.

### Study

Featuring a double glazed uPVC bay window to the front aspect. Radiator.

### Open Kitchen/Family Dining Room 21'1 x 11'0 (6.43m x 3.35m)

**Kitchen**  
 Fitted with a stylish range of high gloss base units with work surfaces over and matching wall mounted cupboards with down lighting and inset foot lighting. One and a quarter bowl sink unit with mixer tap. Integrated "NEFF" appliances include a fridge/freezer and dishwasher with matching cupboard fronts. Built in "NEFF" hob and extractor hood over. Built in "NEFF" microwave and separate oven. Space for a washing machine. Double glazed uPVC window to the side aspect. Recessed ceiling spotlights. Tiled floor. uPVC double glazed window to the rear aspect.

### Family/Dining area

Featuring two uPVC double glazed bay windows to the front and side aspect. Two radiators.

### Utility Room 7'4 x 6'0 (2.24m x 1.83m)

Fitted with matching base units with work surfaces over, featuring a stainless steel underhung sink unit with mixer tap. Recess for a washing machine and dryer. Tiled floor. Radiator. uPVC double glazed window to the side aspect.

### Stairs To First Floor Landing

Built in airing cupboard and additional cupboard housing the hot water tank. uPVC double glazed window to the rear aspect. Radiator.

### Master Bedroom 11'0 x 10'1 (3.35m x 3.07m)

Elegantly presented master bedroom decorated in neutral tones with a range built in floor to ceiling wardrobes to one wall. uPVC double glazed window to the front aspect. Radiator.

### En-Suite Shower Room

Fitted with a walk in shower unit, push button low level W.C and pedestal wash basin. Tiled floor and walls. Recessed ceiling spotlights. uPVC double glazed window to the front aspect. Radiator.

### Bedroom Two 11'2 x 8'5 (3.40m x 2.57m)

Double bedroom. uPVC double glazed window to the front aspect. Radiator.

### Bedroom Three 10'10 x 8'8 (3.30m x 2.64m)

Double bedroom with a fitted wardrobe and cupboards. uPVC double glazed window to the front aspect. Radiator.

### Bedroom Four 8'3 x 6'8 (2.51m x 2.03m)

Good size fourth bedroom with uPVC double glazed window to the side aspect. Radiator.

### Stylish Family Bathroom

Fitted with a white suite comprising panelled bath with shower attachment off the taps, separate walk in shower cubicle, push button low level W.C and pedestal wash basin. Tiled walls and floor. Chrome ladder style radiator. Recessed ceiling spotlights. uPVC double glazed window to the side aspect.

### Outside

### Driveway

Driveway to the front providing off road parking leading to the garage.

### Garage

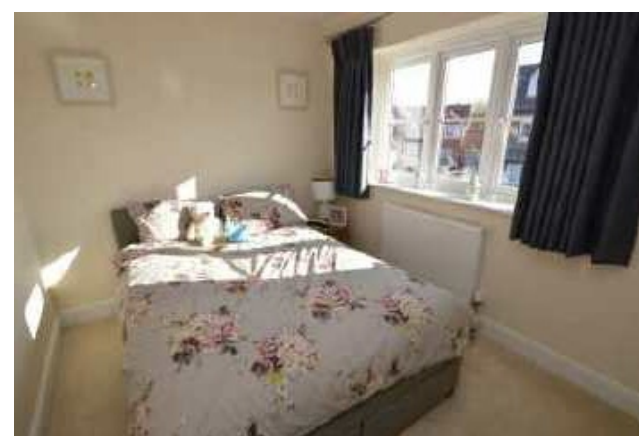
Up and over door. Power and lighting. Courtesy door to the garden.

### Southerly Facing Garden

To the front are comprehensive flower borders with timber panel fencing and a neat lawned garden. Gated access to the side with a path leading to the rear garden. The rear aspect is well maintained with a sunny outlook. The lawned garden can be enjoyed from the stone patio area.

### Tenure

We are advised by the vendor that the property is TBC



£450,000



Measurements are approximate. Not to scale. Illustrative purposes only  
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