



Boars Leigh Park, Macclesfield, SK11 0PN  
£70,000

Whittaker  
& Biggs  
Est. 1930



## Boars Leigh Park, Macclesfield

A well presented one bedroom park home located in Bosley, a popular area and only a short distance to local amenities. The park home briefly comprises, lounge, fitted kitchen with integrated appliances, bedroom and a three piece bathroom.

Externally, there is a private landscaped garden plus a resident and visitor car park. Additionally, this park home benefits from private direct access to Bosley reservoir from the park.

This park home is specifically for people over 50s.





### Entrance

Steps rise to the main entrance of the park home to the side of the property.

### Entrance Hall

A small hallway leading to the kitchen, bedroom and bathroom.

### Lounge 9' 7" x 10' 0" (2.93m x 3.05m)

Window to the front and side door access to the outside, radiator.

### Kitchen 9' 7" x 14' 6" (2.93m x 4.42m)

Wall, base and drawer units, contrasting worksurfaces, single drainer sink unit with a mixer tap over, electric oven, gas hob, extractor, integrated fridge/freezer and washing machine, central heating boiler set within a matching kitchen unit, tiled splash backs, two windows.

### Bathroom 6' 10" x 4' 10" (2.08m x 1.47m)

Panel bath, mixer tap and a wall mounted shower head, curtain rail, WC and vanity wash hand basin, tiled walls, radiator, window to side.

### Bedroom 9' 7" x 6' 10" (2.93m x 2.08m)

Window to rear, radiator, freestanding wardrobe.

### Externally

Stocked landscaped decorative gravel and brick paved garden to the side and a shed. Pedestrian walkway throughout the park plus the convenience of resident and visitor parking. Additionally, this park home benefits from private direct access to Bosley reservoir from the park.

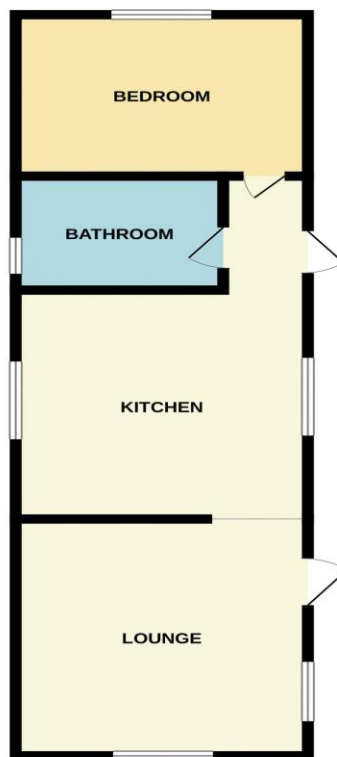
Note:

EPC Rating: N/A

Tenure: believed to be Leasehold



301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 301 sq.ft. (28.0 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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## Directions

From this office turn right at the junction opposite the railway station. At the traffic lights turn left into Mill Lane and head out of Macclesfield in the direction of Leek. After three miles proceed through Bosley Crossroads and turn left into Fold Lane. Boars Leigh can be found on the right hand side.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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