



jordanfishwick

1 LAKESIDE BOSLEY MACCLESFIELD SK11 0PL

£369,950

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Lakeside is situated in the peaceful village of Bosley, just a short distance from the Peak District and within easy reach of the towns of Macclesfield, Leek and Congleton. This charming home enjoys a desirable location near Bosley reservoir and perfect for those who love countryside walks and outdoor pursuits. The property has been thoughtfully updated over the years and offers well presented accommodation throughout. In brief the property comprises: entrance hallway, a spacious open plan living/dining kitchen, conservatory, sitting room, utility room, and a ground floor WC. Upstairs, there are four bedrooms along with a family bathroom and a separate shower room. Outside, the front of the property features a block paved driveway providing off road parking with double gates leading to additional parking and a private enclosed lawned garden. The westerly facing rear garden is mainly laid to lawn and includes a large patio area ideal for outdoor entertaining with family and friends.

Location
South of Macclesfield is Bosley, a picturesque hamlet located a short driving distance from Macclesfield town centre and offers a number of local amenities. Bosley, primarily comprises Bosley Reservoir, the excellent Bosley St Marys Primary, the local Anglican parish church of St Marys and two local public houses. Lakeside is a fabulous opportunity to purchase a delightful family home adjoining Bosley Reservoir, surrounded by open countryside and yet with easy access to Macclesfield, Congleton and Leek. Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

Directions
Leaving Macclesfield along Mill Lane, continue through the traffic lights onto London Road. Continue along for some distance and through the main Bosley lights, taking the second turning on the left hand side onto Lakeside, take the next left and the property will be found on the left.

Entrance Hallway
Stairs to the first floor. Laminate floor.

Open Plan Living/Dining Kitchen
24'0 x 16'0 max

Living Area
13'2 x 12'4
Elegantly presented with double glazed window to the front aspect. Laminate floor. Radiator.

Dining Kitchen
16'0 x 11'10
Tastefully presented kitchen comprising a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Inset five ring electric hob. Built in double oven with integrated microwave oven above. Space for an undercounter fridge. Feature island. Recessed ceiling spotlights. Double glazed window to the rear aspect. Open to the living area and square arch to the conservatory.

Conservatory
11'1 x 8'10
Double glazed windows and French doors to the garden. Laminate floor. Radiator.

Sitting Room
14'0 x 7'7
Versatile reception room with double glazed window to the front and side aspect. Radiator.

Utility Room
10'3 x 7'6 max
Space for an upright fridge/freezer, washing machine and tumble dryer above. Laminate floor. Double glazed door to the garden.

Downstairs WC
Push button low level WC and wash hand basin. Double glazed window to the rear aspect. Radiator.

Stairs To The First Floor
Double glazed window to the side aspect. Built in airing cupboard housing the hot water tank.

Bedroom One
11'0 x 8'1
Double bedroom with double glazed window to the front aspect. Built in wardrobe. Radiator.

Bedroom Two
9'0 x 8'0
Double bedroom with double glazed window to the rear aspect. Built in wardrobe. Access to the loft space. Radiator.

Bedroom Three
14'0 x 7'7
Double bedroom with double glazed window to the front and side aspect. Recessed ceiling spotlights. Radiator.

Bedroom Four
7'1 x 6'0
Single bedroom with double glazed window to the front aspect. Built in cupboard. Radiator.

Bathroom
Fitted with a panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin with mixer tap. Chrome ladder style radiator. Double glazed window to the front aspect.

Shower Room
Fitted with a white suite comprising: walk in shower, push button low level WC and vanity wash hand basin with mixer tap. Chrome ladder style radiator. Double glazed window to the rear aspect.

Outside
Driveway
A block paved driveway to the front provides off road parking with double gates leading to additional parking and a private enclosed lawned garden.

Westerly Facing Garden
The Westerly facing rear garden is mainly laid to lawn and includes a large patio area ideal for outdoor entertaining with family and friends. Fenced and enclosed with mature trees beyond provide a high degree of privacy.

Tenure
We are informed by the vendor that the property is Freehold and that the council tax band is C. We would advise any prospective buyer to confirm this 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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	