



22 Lakeside, Bosley, Macclesfield, SK11 0PL

A beautifully appointed and MOST IMPRESSIVE semi-detached family home of generous proportions. This property has been transformed into a quite splendid and highly distinguished home and is located a short distance from the peak district and a number of towns including Macclesfield, Leek and Congleton. This lovely home is close to Bosley Reservoir which will have particular interest for those enjoying rural walks. Both the interior and exterior designs have been carefully and skilfully extended and improved and in brief the property comprises; entrance hallway, downstairs WC, utility room, stylish dining kitchen complimented by a range of integrated appliances and living room. To the first floor are four bedrooms (master with luxury en-suite) and family bathroom. To the front is a driveway providing off road parking with electric car charging point. The Southerly facing rear garden is a real feature and has been skilfully landscaped with a large Indian stone patio ideal for entertaining family and guests or to just simply relax and enjoy taking maximum advantage of the countryside surroundings and provides a perfect place to put the Rattan furniture all year round ensuring further enjoyment of this idyllic retreat. An artificial lawned garden, additional raised decked patio area and flower bed to the border with various shrubs and flowers.

£380,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

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 follow the road around to the right.

Entrance Hallway

Accessed via a composite front door to a spacious hallway with doors to reception rooms and stairs leading to the first floor landing. Inset mat. Inset lighting. Tiled floor. Recessed ceiling spotlights. Under stairs storage cupboard.

Downstairs WC

Fitted with a push button low level WC with concealed cistern and vanity wash hand basin with tiled splashback. Tiled floor. Double glazed window to the front aspect. Ladder style radiator.

Utility Room

7'8 x 6'4

Fitted with matching floor and wall mounted units. Quartz work surface with under hung one and a quarter bowl stainless steel sink unit with mixer tap. Space for a washing machine, tumble dryer and fridge/freezer. Tiled floor. Hot water cylinder.

Open Plan Dining/Kitchen

27'3 x 14'0

Kitchen

14'0 x 11'1

Tastefully presented kitchen comprising a range of shaker style base units with quartz work surfaces over and matching wall mounted cupboards. Underhung sink unit with mixer tap. Inset NEFF induction hob with extractor hood over. Built in double NEFF oven. Integrated dishwasher and fridge/freezer all with matching cupboard fronts. Breakfast bar with stool recess. Tiled floor. Recessed ceiling spotlights. Double glazed window overlooking the rear garden. Open to the family/dining area.

Family/Dining Area

16'4 x 12'0

Ample space for a dining table and chairs. Fitted unit with built in cupboards, drawers and shelving. Double glazed bi-folding doors to the garden enjoying an expansive open outlook across rolling fields, hills, and mature trees, offering a peaceful rural vista and a real sense of space and seclusion. Tiled floor.

Living Room

13'2 x 12'2

Elegant and well presented reception room with attractive tiled floor. Double glazed window to the front aspect.

Stairs To The First Floor

Stairs with inset lighting. Feature glass balustrade. Recess ceiling spotlights. Access to the loft space.

Master Bedroom

17'8 x 11'6

The Master bedroom is elegantly presented and offers space for a king size bed and fitted with a range of floor to ceiling wardrobes. Double glazed window to the front aspect. Access to the loft space. Recessed ceiling spotlights. Radiator.

Luxury En-Suite Bathroom

Stunning en-suite complete with a free standing bath, contemporary walk in shower unit, push button low level WC and wash hand basin with vanity cupboard below. Ladder style radiator. Recessed ceiling spotlights. Tiled walls and floor.

Bedroom Two

13'10 x 9'6

Double bedroom with double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

Bedroom Three

9'7 x 8'2

Well proportioned bedroom with double glazed window to the rear aspect with fabulous open views. Recessed ceiling spotlights. Radiator.

Bedroom Four

7'10 x 5'8

Single bedroom with double glazed window to the front aspect. Built in storage cupboard. Recessed ceiling spotlights. 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. Recessed ceiling spotlights. Chrome ladder style radiator. Tiled walls and floor. Double glazed window to the rear aspect.

Outside

Driveway

A driveway to the front provides off road parking with timber panelled fencing and hedging to the side. Electric car charging point. Courtesy gate to the side.

Southerly Facing Garden

The Southerly facing rear garden is a real feature and has been skilfully landscaped. A large Indian stone patio is ideal for entertaining family and guests or to just simply relax and enjoy taking maximum advantage of the countryside surroundings and provides a perfect place to put the Rattan furniture all year round ensuring further enjoyment of this idyllic retreat. An artificial lawned garden, additional raised decked patio area and flower bed to the border with various shrubs and flowers.

Tenure

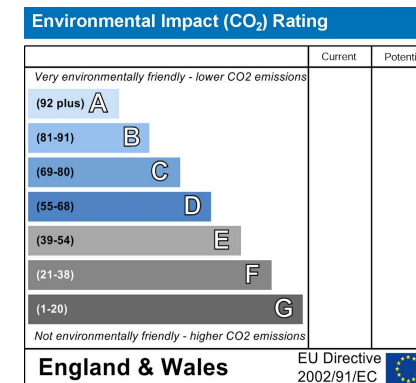
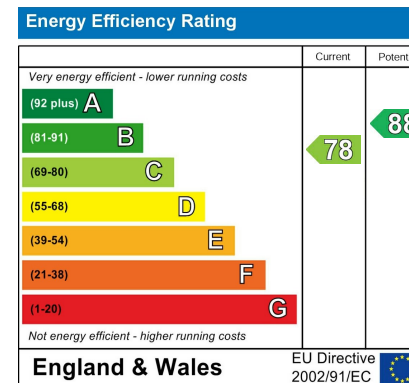
The vendor has advised that the property is Freehold.

We also believe the property to be council tax band 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.

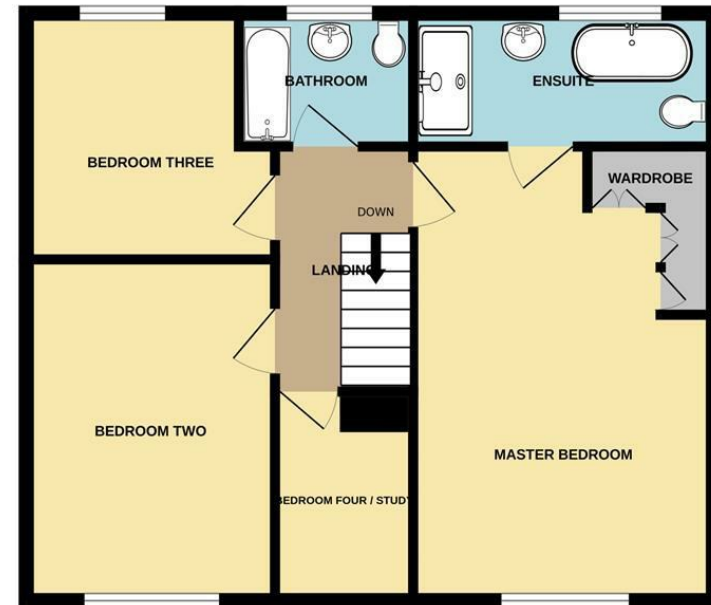




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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