



Lakeside, Bosley, SK11 0PL.  
£320,000

Whittaker Est. 1930  
& Biggs

## Lakeside, Bosley, SK11 0PL.

Located in a peaceful cul-de-sac in the sought after village of Bosley we are pleased to present to the market this extended three-bedroom semi-detached home.

Immaculately presented throughout you are welcomed into an entrance hallway, L shaped lounge with glass doors having access into the on-trend refurbished kitchen, which is fully equipped with integral appliances.

There is a superb size conservatory with views of the rear garden and uninterrupted views of open fields to the side. This fantastic sized room is currently used as a dining room/family room and offers a delightful log burner which is a cosy enhancement especially during those winter months which can be utilised throughout the seasons.

To the ground floor there is a handy utility room and separate cloakroom.

There are three double bedrooms with the master bedroom to the ground floor which benefits from separate en-suite facilities. To the first floor there are two bedrooms and a modern family shower room.

Externally the property is positioned on a generous corner plot with a good size garden to the rear with defined Indian stone patio area, ideal for alfresco dining during those summer months. The front of the home has a spacious driveway providing ample off-road parking for multiple cars.

Lakeside is a highly regarded residential development and is perfectly situated between Congleton, Macclesfield and Leek, offering a wide range of restaurants, bars and a fantastic choice of shopping facilities to suit your requirements.



A viewing comes highly recommended to fully appreciate this wonderful home.

#### **Entrance Hallway**

Having a composite front entrance door. Karndean flooring.

#### **Lounge 16' 2" x 15' 6" (4.94m x 4.72m) under the stairs**

Having a UPVC double glazed bay window to the front aspect. Radiator. Wall light points.

#### **Kitchen 9' 4" x 13' 4" (2.84m x 4.07m)**

Having a window to the rear aspect and wood effect French doors giving access into the conservatory area. Comprising of a high gloss grey wall cupboard and base units with quartz worktops and upstands, incorporating a sink with chrome mixer tap over, integral twin oven, induction hob with extractor hood over, space for American style fridge freezer. Karndean flooring. Ladder style heated radiator. Recessed spotlights.

#### **Utility 6' 2" x 11' 11" (1.89m x 3.62m)**

Having a UPVC side entrance door with access to the garden. Having a UPVC double window to the rear aspect. With a range of on trend wall cupboards and base units with work surfaces over and upstands, incorporating a composite sink and drainer with chrome mixer tap over. Space and plumbing for washing machine and dishwasher. Vinyl flooring. Double radiator. Cupboard housing the Boiler.

#### **Conservatory 15' 2" x 14' 4" (4.62m x 4.36m)**

Having powder coated aluminum double glazed windows to the rear and side aspect with UPVC French doors with access onto the patio area and garden. Power and lighting, two double radiators. Wood effect laminate flooring. Housing a multi fuel stove set on a slate hearth.

#### **Cloakroom 5' 5" x 3' 2" (1.66m x 0.97m)**

Having a UPVC double glazed obscured window to the front aspect. Comprising of a wall mounted handwash

basin with vanity storage underneath, low level WC with push flush, chrome heated towel rail. Karndean flooring.

#### **Bedroom One 11' 11" x 11' 3" (3.64m x 3.43m)**

Having a UPVC double glazed window to the front aspect. Comprising of range of bespoke wood effect fitted wardrobes supplied by Hammonds bedroom furniture with hanging space and storage. Double radiator. Access to the loft.

#### **Ensuite Shower Room 3' 10" x 7' 10" (1.16m x 2.40m)**

Having a UPVC double glazed obscured window to the side aspect. Featuring a three-piece white suite incorporating a double width shower cubicle with rainfall showerhead over, handwash basin with vanity unit and storage underneath, chrome mixer taps, low level WC with push flush, chrome heated towel rail. Tiled walls and tiled floors.

#### **Bedroom Two 11' 1" x 15' 5" (3.38m x 4.69m)**

Having two UPVC double glazed windows to the front aspect. Having a range of bespoke fitted wardrobes with hanging space and storage. Two radiators.

#### **Bedroom Three 8' 11" x 8' 2" (2.73m x 2.48m)**

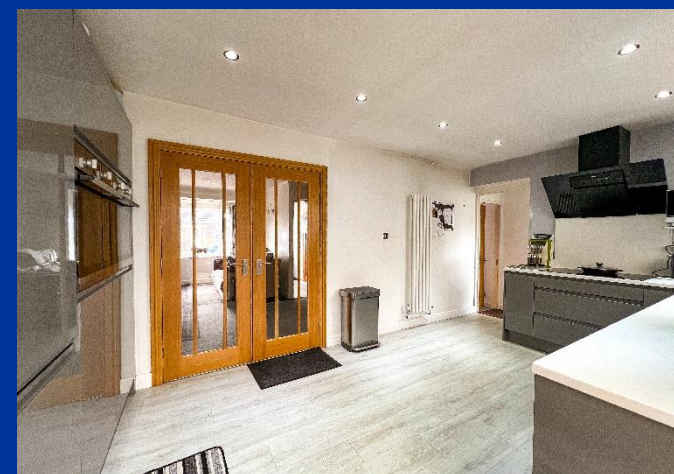
Having a UPVC double glazed window to the rear aspect. Having a range of bespoke fitted wardrobes with hanging space and storage. Radiator.

#### **Family Shower Room 7' 1" x 5' 8" (2.16m x 1.73m)**

Having a UPVC obscured double glazed window to the rear aspect. Comprising of a three-piece suite incorporating a double width shower cubicle with separate shower attachment, pedestal handwash basin, low-level WC with push flush, tiled walls. Vinyl flooring. Heated towel rail. Extractor fan. Recessed spotlights.

#### **Externally**

To the front of the property there is a private driveway providing ample off-road parking.



#### **Shed/Workshop 20' 0" x 10' 0" (6.09m x 3.05m)**

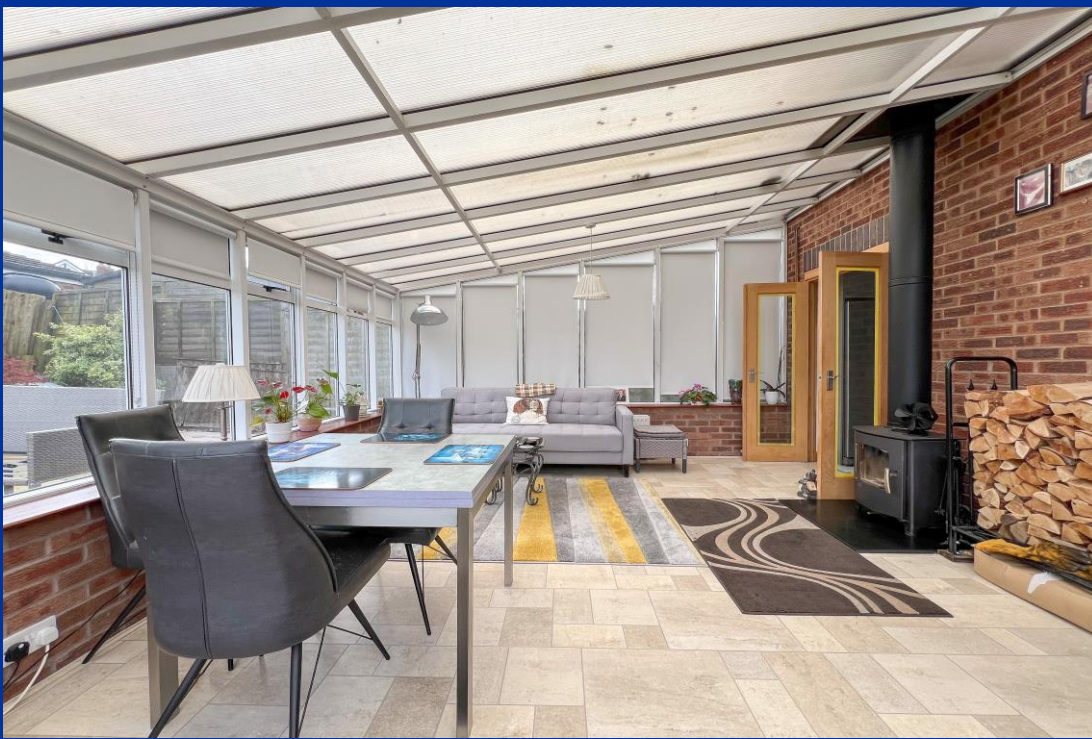
Having power and lighting.

To the rear of the property there is a low maintenance artificial lawned garden with defined Indian stone patio areas. Having a range of flowerbeds with an array of mixed shrubbery and mature plants.

Council Tax Band: D

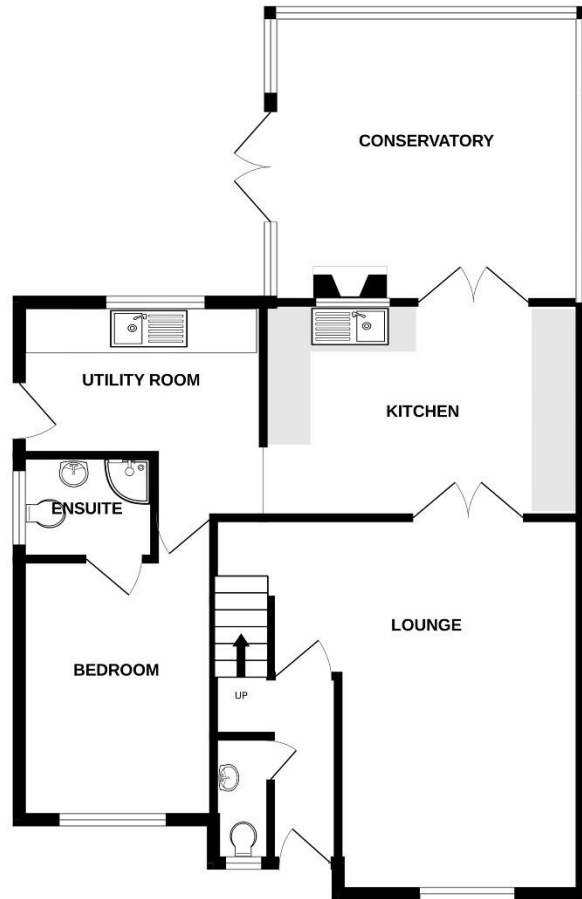
EPC Rating: D

Tenure: FREEHOLD

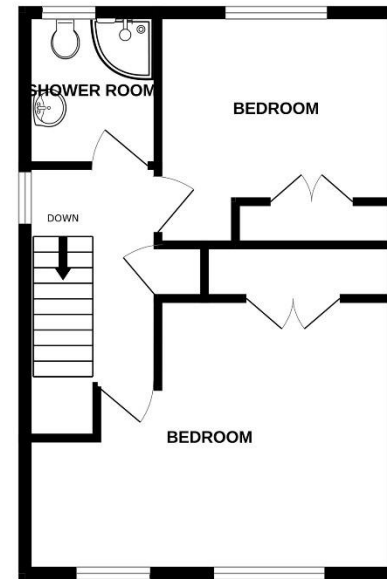




GROUND FLOOR



1ST FLOOR





**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given 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 in their brochures and window displays are taken with non-standard lenses.

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