



10 Woodhouse Lane, Gawsworth, SK11 9QQ

Woodhouse Lane is a highly regarded road comprising a mixture of delightful homes, set in the semi-rural village of Gawsworth, within walking distance of the very highly regarded Gawsworth Primary School and the fabulous local shop as well as being one of the most charming village communities in the Macclesfield area surrounded by some of the most stunning countryside. Having been remodelled and refurbished by the current owners, this stunning home has been transformed into a quite splendid and highly distinguished home of considerable merit and enjoys spacious and well-balanced accommodation. A real feature includes a stunning openplan family/dining kitchen with bi-folding doors to the garden. In brief the property comprises: porch, entrance hallway, sitting room/study, living room, family/dining kitchen, utility and downstairs WC. To the first floor are three bedrooms and family bathroom. Externally to the front is a driveway providing ample off road parking with a lawned garden to the side. The Southerly facing rear garden is laid mainly to lawn with a decked patio ideal for "Al Fresco" dining and entertaining both family and friends.

£350,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Woodhouse Lane enjoys a location that is highly regarded, offering some of the most lovely countryside as well as being one of the most charming village communities in the Macclesfield area. Gawsworth enjoys leafy lanes and stunning historic buildings, such as the magnificent Gawsworth Old Hall and a thirteenth century church, the lake and other similarly beautiful buildings that make up the historic centre of the village. It is a setting that has always proved popular because, surprisingly perhaps, the hustle and bustle of Macclesfield's town centre is but a few minutes drive away by car. There are local shops and an excellent modern primary school only 150 yards away plus bus services routed near by provides access to Macclesfield Town Centre. The M6 motorway, junction 17 at Sandbach, is about 20 minutes away and other centres such as Wilmslow and Manchester are within commuting distance.

Directions

Leaving Macclesfield along Park Lane continue past the college on the left hand side and turn left at the traffic lights onto Congleton Road. Continue to Gawsworth cross roads and turn left onto Church Lane. Turn left again onto Woodhouse Lane and the property will be found on the right hand side.

Porch

Tiled floor. Composite front door opening to the hallway.

Entrance Hallway

Spacious hallway with stairs leading to the first floor landing. Laminate floor stretching through to the family/dining kitchen. Radiator.

Sitting Room/Study

12'7 x 7'7

A versatile room, currently used as a study. Double glazed window to the front aspect. Radiator.

Living Room

12'7 x 12'4

Pleasant living room featuring a wall mounted electric fire. Double glazed window to the front aspect. Radiator.

Dining Kitchen

18'7 x 9'0

Beautifully appointed kitchen fitted with a range of high gloss handleless base units with work surfaces over and matching wall mounted cupboards. Integrated dishwasher with matching cupboard front. One and a quarter bowl sink unit with mixer tap and drainer. Inset four ring Neff induction hob with contemporary extractor hood over. Built in Neff double oven. Laminate floor. Recessed ceiling spotlights. Contemporary radiator. Open plan to the dining and family area.

Family Area

17'0 x 7'0

Ample space for a sofa and chair. Three Velux windows. Double glazed window to the rear aspect. Double glazed bi-folding doors to the garden. Laminate floor. Recessed ceiling spotlights. Radiator.

Utility Room

7'5 x 6'0

Matching high gloss handleless base units with work surfaces over and wall mounted cupboards. Recess for a washing machine and tumble dryer. Radiator. Double glazed door to the side aspect.

Downstairs WC

Push button low level WC and pedestal wash hand basin.

Stairs To The First Floor

Double glazed window to the side aspect. Access to the loft space. Built in airing cupboard housing a "Worcester" boiler.

Bedroom One

12'6 x 10'0

Double bedroom with double glazed window to front aspect. Built-in storage cupboard. Radiator.

Bedroom Two

11'0 x 9'7

Double bedroom with double glazed window to rear aspect. Radiator.

Bedroom Three

8'7 x 7'10

Single bedroom with double glazed window to front aspect. Built-in over-stairs storage cupboard. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Chrome ladder style radiator. Double glazed window to the rear aspect.

Outside

Driveway And Front Garden

The property is set back from the road behind a driveway providing off road parking with a lawned garden to the side. Electric car charging point.

Private Southerly Facing Garden

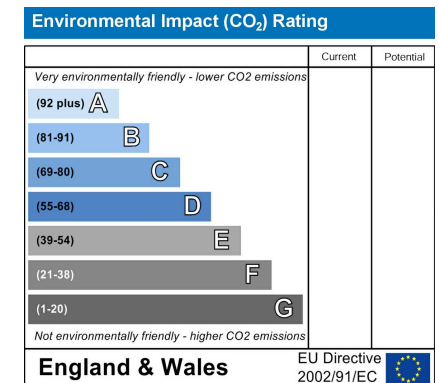
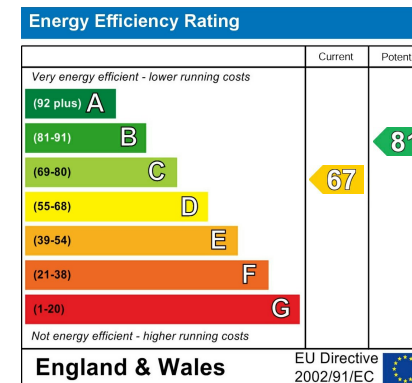
The Southerly facing rear garden is fenced and enclosed, laid mainly to lawn with a decked patio ideal for "Al Fresco" dining and entertaining both family and friends.

Tenure

The vendor has advised that the property is Freehold.

We also believe the property to be council tax band C.

We would advise any prospective buyer to confirm these details with their legal representative.

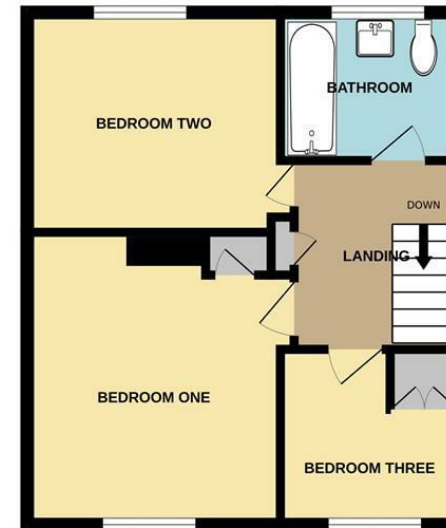




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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