



Windlehurst Road, High Lane, Stockport, SK6

Guide Price **£725,000**

Very Spacious 5 Bedroom Detached House	2 Bathrooms	Corner Position	In and Out Drive	Convenient for High Lane Village Centre
Close to Open Countryside	Gas Central Heating and uPVC Double Glazing	Garage with Separate Entrance	Very Large Lounge	Conservatory
Gardens Front, Side and Rear Extending 1/5th Acre	EPC Rating: C			

A VERY SPACIOUS 5 BEDROOM 2 BATHROOM DETACHED HOUSE CONVENIENTLY SITUATED FOR HIGH LANE VILLAGE CENTRE AND OPEN COUNTRYSIDE INCLUDING LYME PARK AND THE PEAK DISTRICT. The property is in a corner position and has many features including in and out drive, very spacious lounge, conservatory, parking for numerous cars, master bedroom with walk in wardrobe, and garage with separate entrance. An internal viewing to appreciate the many advantages is strongly recommended.

Briefly the accommodation comprises of hall, very large lounge, conservatory, fully fitted dining/kitchen, 2 bedrooms on the ground floor, bathroom, landing, 3 further bedrooms (the master being very large and having walk in wardrobe), bathroom.

Advantages include gas central heating, double glazing, garage with separate driveway, in and out driveway, parking for numerous cars. There are good sized gardens to the front, side and rear extending to around 1/5th acre.

Entrance Hall

14'7" (4m 44cm) x 7'0" (2m 13cm)

large double hardwood entrance doors with leaded glass insert, stripped wooden floorboards, single radiator, coving to ceiling, recessed down lights, power points.

Inner Hall

16'10" (5m 13cm) x 4'2" (1m 27cm)

Lounge

22'11" (6m 98cm) x 23'0" (7m 1cm)

four uPVC double glazed windows including bay to front, uPVC double glazed French doors opening into conservatory, feature limestone fireplace with open fire grate, wall lights, centre ceiling light, coving to ceiling, two double radiators, TV aerial point, telephone point and power points.

Conservatory

18'9" (5m 71cm) x 8'4" (2m 54cm)

uPVC double glazed conservatory with top opening windows, with French doors opening onto patio area, stripped wooden floorboards, wall lights and power points.

Dining Kitchen

19'9" (6m 1cm) x 22'1" (6m 73cm)

uPVC part glazed side door to rear access, bi-fold doors overlooking rear garden, range of fitted cupboards and drawers, granite worktops with matching upstands and glass splash backs, one and a half bowl stainless steel sink with mixer tap, corner larder storage cupboard, integrated Neff double oven and grill, integrated Neff coffee machine, space for American style fridge freezer, large breakfast bar with Dekton designer worktop incorporating electric hob and additional storage, coving to ceiling, recessed down lights, laminate flooring, power points.

Utility Room

7'10" (2m 38cm) x 6'8" (2m 3cm)

uPVC double glazed window to rear, plumbing for washing machine, space for tumble drier, fitted worktop with one and a half bowl stainless steel sink and mixer tap, wall mounted Worcester combi gas central heating boiler, coving to ceiling, ceiling spot lights, single radiator, power points.

Bedroom 4

19'7" (5m 96cm) x 13'6" (4m 11cm)

uPVC double glazed bay window to front, single radiator, fitted wardrobes, coving to ceiling, track spot lighting, power points.

Bedroom 5

11'7" (3m 53cm) x 10'6" (3m 20cm)

uPVC double glazed bay window to front, single radiator, coving to ceiling, track spot lighting, power points.

Downstairs Bathroom

10'9" (3m 27cm) x 7'9" (2m 36cm)

uPVC double glazed frosted window to side, pedestal wash hand basin with mixer tap, separate shower cubicle with sliding glass doors, large bath with mixer tap, low level wc, recessed down lights, wall mirror, chrome heated towel rail, fully tiled walls and floor.

First Floor**Large Landing**

large landing area currently used as a study, with Velux double glazed window, uPVC double glazed window to side, recessed down lights, single radiator, power points.

Bedroom 1

17'4" (5m 28cm) x 15'2" (4m 62cm)

uPVC double glazed dormer window to front, uPVC double glazed dormer window to rear, two single

radiators, recessed down lights, power points, door to walk in wardrobe.

Walk In Wardrobe

15'2" (4m 62cm) x 5'5" (1m 65cm)

large walk in wardrobe with recessed down lights, shelving and hanging space.

Bedroom 2

15'2" (4m 62cm) x 20'2" (6m 14cm)

four Velux double glazed windows, feature port hole window with leaded stained glass, single radiator, recessed down lights, power points.

Bedroom 3

15'3" (4m 64cm) x 13'9" (4m 19cm)

with 3 Velux double glazed windows, feature port hole stained leaded glass window to side, single radiator, TV aerial point, power points.

First Floor Bathroom

12'8" (3m 86cm) x 8'1" (2m 46cm)

uPVC double glazed frosted dormer window to front, fully tiled walls and floor, separate walk in fully tiled shower with glass door and down lighting, pedestal wash hand basin, large bath with mixer tap, low level wc, glass shelf, wall mirror, chrome heated towel rail, recessed down lights.

Outside**Gardens**

to the front there is a large gravel in and out driveway with parking for up to 6 cars, mature flowering shrubs and trees, outside lighting. To the rear there is a flagged patio, gravel paths, gated side access to front, access to detached garage with separate driveway entrance off Windermere Road via wrought iron gates.

Detached Garage

18'9" (5m 71cm) x 15'11" (4m 85cm)

large detached garage with side gated access via Windermere Road, up and over door, uPVC double glazed windows, timber access door to rear, light and power.

Tenure

we are advised the property is freehold.

Council Tax

the property is council tax band G with Stockport MBC.

Directions

from our High Lane office proceed down the A6 Buxton Road and turn first right into Andrew Lane, proceed to the end of Andrew Lane and turn left onto Windlehurst Road. The property is a short way along on the left hand side on the corner of Windermere Road.

Viewing Arrangements

strictly by appointment with Ian Tonge Property Services
150 Buxton Road, High Lane, Stockport, SK6 8EA.
Telephone 01663 762 677.

Agent's Notes**Financial Services**

The selling agents will be pleased to assist prospective purchasers with all their financial arrangements whether purchasing through this agency or via another source. Please telephone or call in for an appointment without obligation. A written quotation is available on request. A contract of insurance may be required. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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