



ian tonge

Fletcher Drive, Stockport, SK12 2ND

Asking Price **£735,000**

Well maintained 3 bedroom character detached house

Sought after location

2 Good sized reception rooms plus fitted kitchen

Utility Room

Convenient location for local amenities and open countryside including Lyme Park

Gas central heating and double glazing

Garage

Generous well maintained private gardens

EPC: D , Council tax band: F

Freehold

VERY WELL MAINTAINED 3 BEDROOM CHARACTER DETACHED SITUATED IN A SOUGHT-AFTER LOCATION CONVENIENT FOR LOCAL AMENITIES AND OPEN COUNTRYSIDE INCLUDING LYME PARK. The property is fitted to a high standard and offers good family accommodation. An early inspection is strongly recommended.

Briefly the accommodation comprises of enclosed entrance porch, hall, downstairs WC , lounge with inglenook, separate dining room, very well fitted kitchen, utility area, landing, 3 good sized bedrooms, bedroom furniture, bathroom, separate WC.

Advantages include gas central heating, double glazing, garage and parking for additional cars. There are very well laid out generous private gardens to the front and rear of the property.

Entrance Porch

5'2" (1m 57cm) x 5'5" (1m 65cm)

Composite uPVC leaded glass insert front door and side panel, uPVC double glazed leaded side window, centre

ceiling light, timber double glazed double doors leading to..

Entrance Hall

5'10" (1m 77cm) x 9'0" (2m 74cm)

Double radiator, centre ceiling light, central heating thermostat, coving to ceiling, power points, telephone/broadband point.

Lounge With Inglenook

11'4" (3m 45cm) x 21'10" (6m 65cm) x 3'5" (1m 4cm) x 10'10" (3m 30cm)

Feature fire place with marble surround and hearth with coal inset gas fire, uPVC double glazed leaded window to the front, 2 uPVC double glazed leaded windows to the side, uPVC double glazed leaded patio doors with side panels leading to the garden, central ceiling light, 2 wall lights, coving to ceiling, 2 double radiators, TV aerial point and power points.

Dining Room

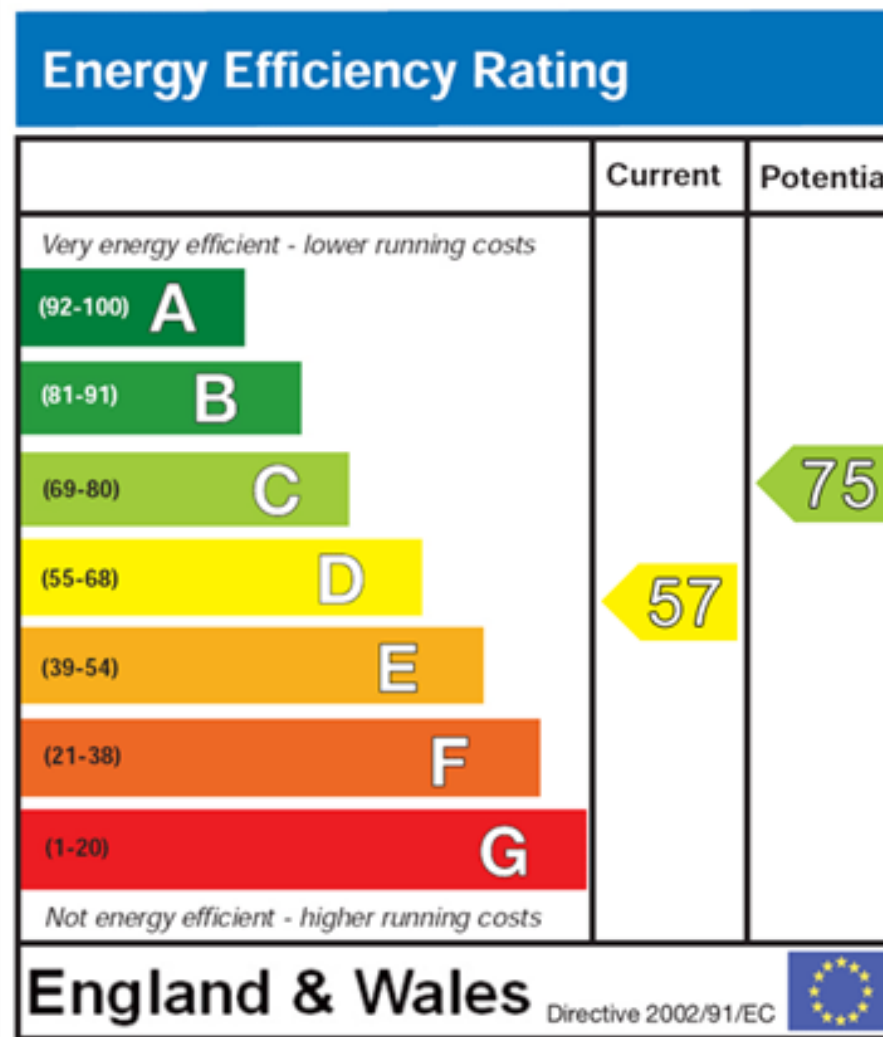
14'10" (4m 52cm) x 13'3" (4m 3cm)

Open fire place with tiled heath and surround, uPVC double glazed leaded bay window with vertical blinds, feature wood panelling to walls, suspended centre ceiling light, double radiator, TV aerial point and power points.

Breakfast Kitchen

14'11" (4m 54cm) x 8'10" (2m 69cm)

uPVC double glazed leaded bay window to rear with roller blinds, fitted with a range of units and draws, up and over cupboard doors, pull out larder unit, breakfast bar, wood effect and quartz worktops, tiling to work surfaces, vinyl floor, one and a half bowl stainless steel sink complete with smoke glass cover/chopping board with retractable mixer tap, Neff gas hob, Stoves integrated gas oven with separate electric grill, Neff integrated electric oven, Elica extractor hood, space for fridge and freezer, space for dishwasher, Vaillant boiler, fluorescent lighting, vertical designer radiator, door to pantry, USB port power points and Tv aerial point, timber glass panelled door leading to..



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Utility Room

5'0" (1m 52cm) x 5'10" (1m 77cm)

uPVC double glazed leaded patio doors, timber bifold cupboard doors leading to space for washing machine and tumble dryer. A range of storage cupboards, vinyl floor, centre ceiling light, power points, door leading to garage.

Downstairs WC

5'11" (1m 80cm) x 4'1" (1m 24cm)

uPVC double glazed frosted leaded window to the rear, low level suite, vanity wash basin with mixer tap and wrap around towel rail, single radiator, roller blind, recessed ceiling lights.

Landing

7'6" (2m 28cm) x 2'7" (78cm) x 2'9" (83cm) x 3'1" (93cm)

uPVC double glazed window to the rear, feature suspended centre ceiling light, loft access hatch to boarded loft, power points.

Bedroom 1

11'4" (3m 45cm) x 14'10" (4m 52cm)

uPVC double glazed leaded window to the front, 2 uPVC double glazed leaded windows with venetian blinds to the rear, free standing mirrored wardrobes with overhead lights, centre ceiling light, double radiator, power points.

Bedroom 2

11'9" (3m 58cm) x 11'4" (3m 45cm)

uPVC double glazed leaded window to the front, double radiator, centre ceiling light, TV aerial point and USB port power points. Cupboard with vanity wash hand basin, tiled splash back, shelving, corded florescent light.

Bedroom 3

11'11" (3m 63cm) x 8'10" (2m 69cm)

uPVC double glazed leaded window to the rear, centre ceiling light, single radiator, power points.

Separate WC

2'7" (78cm) x 5'7" (1m 70cm)

uPVC double glazed frosted leaded window to the rear, low level suite, vanity wash hand basin, centre ceiling light.

Bathroom

8'10" (2m 69cm) x 5'9" (1m 75cm)

uPVC double glazed frosted leaded window to the front, panelled bath with mixer taps, shower and shower screen. Vanity wash hand basin with cupboards, low level suite, mirror with shaver point, tiled walls, vinyl floor, vertical designer radiator, recessed lighting, extractor fan, airing cupboard.

Outside**Garage**

9'3" (2m 81cm) x 14'7" (4m 44cm)

Attached integral single garage with up and over door, uPVC double glazed leaded window to the side, work bench with a range of units and draws, electric consumer unit and electric meter, gas meter, fluorescent lighting, power points.

Gardens

The front garden is laid to lawn with a variety of plants, shrubs and bushes along the borders with a flagged driveway and path to the entrance door. Generous sized private rear garden mainly laid to lawn, borders stocked with plants, shrubs and hedges. Flagged patio areas, garden shed, outside lighting, side access gates, outside water tap.

Tenure

The property is Freehold.

Council Tax

The property is Council Tax Band F with Stockport MBC.

Directions

from our High Lane Office proceed to the end of Alders Green Avenue, turn left into Hartington Road, take the

second right into Fletcher Drive and the property is on the left hand side.

Viewing arrangements

Strictly by appointment with Ian Tonge Property Services
150 Buxton Road, High Lane, Stockport, SK6 8EA.
Telephone 01663 762677.

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.**

Property Misdescription Act

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