



Windlehurst Road, High Lane, Stockport, SK6

98 Windlehurst Road, High Lane, Stockport, SK6 8AE

Asking Price **£575,000**

Four Bedrooms Three Bath/Shower Rooms Three Reception Areas Feature Open Plan Dining Kitchen Full Width Single Storey Extension
uPVC Double Glazing & Gas Central Heating Utility Room Security Camera & Alarm System Extensive Driveway & Integral Garage EPC: C

Ian Tonge Property Services are delighted to offer for sale this attractive four bedroomed detached house which boasts a fantastic single storey extension which runs across the whole width of the property. This desirable property offers a high standard of living accommodation throughout and briefly comprises of entrance hallway with boot cupboard and cloakroom with pantry, lounge with feature open fire, useful second reception room which offers a multiple of uses, feature open plan kitchen with dining area and family sitting area, utility room and downstairs shower room. Upstairs there is the landing which leads to the master bedroom with en-suite, three further bedrooms and family bathroom. Outside to the front there is an extensive block paved driveway which leads to the single garage and to the rear there are private lawned gardens.

Hallway

13'9" (4m 19cm) x 3'10" (1m 16cm)

Composite entrance door, radiator, laminate flooring, turn spindle staircase, telephone point, power points, boot cupboard.

Lounge

11'9" (3m 58cm) x 12'10" (3m 91cm)

uPVC double glazed window to the front aspect, radiators, feature fireplace with working open fire, wall light points, power points.

Reception Room

10'10" (3m 30cm) x 10'9" (3m 27cm)

uPVC double glazed window to the side aspect, radiator, laminate flooring, power points, double wooden doors leading to the sitting room.

Cloakroom & Pantry

8'6" (2m 59cm) x 4'3" (1m 29cm)

Tiled floor, radiator, power and light, storage pantry.

Kitchen Area - Open Plan

13'8" (4m 16cm) x 8'8" (2m 64cm)

Bespoke range of high gloss wall and base units with feature composite granite work tops, inset sink with mixer tap and instant boiler water tap, full height integrated fridge and dishwasher, twin Siemens ovens, one self cleaning, NEFF induction hob with ceiling extractor above, laminate flooring, power points,

door to utility room.

Sitting & Dining Area

27'8" (8m 43cm) x 12'1" (3m 68cm)

uPVC double doors leading out onto the garden, three velux skylights, uPVC double glazed window to the rear aspect, wall lights, radiators, sitting area and dining area, double doors leading to the second reception room, power points.

Utility Room

9'2" (2m 79cm) x 6'9" (2m 5cm)

uPVC double glazed window to the side aspect, Main central heating boiler, base units, stainless steel drainer, plumbed for washing machine, radiator, tiled floor, power points, door to garage, door to shower room.

Shower Room

11'11" (3m 63cm) x 6'3" (1m 90cm)

uPVC double glazed window to the side and rear aspects, shower cubicle, low level W.C., wash bowl with mixer tap and storage underneath, extractor fan, radiator, tiled floor.

Landing

Loft access with ladders, uPVC double glazed windows to the side and front aspects, radiator, spindle balustrade, radiator, power point, large walk-in storage cupboard with window.

Bedroom One

15'9" (4m 80cm) x 10'0" (3m 4cm)

uPVC double glazed window to the front and rear aspects, range of fitted wardrobes and matching drawers, radiator, power points.

En-Suite

6'11" (2m 10cm) x 3'7" (1m 9cm)

uPVC double glazed window to the rear aspect, low level W.C., pedestal wash basin, shower cubicle with Mira shower, chrome towel radiator.



Bedroom Two

12'10" (3m 91cm) x 11'10" (3m 60cm)

uPVC double glazed window to the front aspect, radiator, power points.

Bedroom Three

11'11" (3m 63cm) x 10'10" (3m 30cm)

uPVC double glazed window to the rear aspect, radiator, dado rail, power points.

Bedroom Four/Study

8'0" (2m 43cm) x 5'2" (1m 57cm)

uPVC double glazed window to the front aspect, laminate flooring, radiator, power points.

Family Bathroom

9'8" (2m 94cm) x 7'0" (2m 13cm)

uPVC double glazed window to the rear aspect, white suite comprising of panel bath, shower cubicle, pedestal wash basin, low level W.C., laminate flooring, chrome towel radiator, ceiling downlighters.

Outside

Extensive block paved driveway which provides ample off road parking, borders with mature hedging and trees. The rear garden is enclosed with lawned areas, flagged patio, shed, greenhouse and vegetable patch.

Garage

17'0" (5m 18cm) x 9'4" (2m 84cm)

Integral garage with up & over door, uPVC double glazed window to the side aspect, power and light.

Tenure

the property is Freehold.

Council Tax:

The property is Council Tax Band C with Stockport MBC.

Directions

from our High Lane Office proceed down the A6 Buxton Road to the traffic lights at the Horseshoe Pub and turn right into Windlehurst Road, the property is on the right hand side just before the turning for Windermere Road.

Viewing Arrangements

for an appointment to view contact our High Lane Office at 150 Buxton Road,

High Lane, Stockport, SK6 8EA. Tel: 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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