



Grasmere Crescent, Stockport, SK6





# 45 Grasmere Crescent, High Lane, Stockport, SK6 8AL

Guide Price **£350,000**

A Superb Three Double Bedroom Semi-Detached Family Home

Gas Central Heating & Double Glazing

Three Double Bedrooms

Driveway Parking and Integral Garage

Popular Friendly Residential Area

Well Maintained Throughout

Convenient to Local Amenities including School & Countryside

2 Open Plan Reception Rooms with Kitchen & Utility Room

Far Reaching Views

Council Tax Band - D

This well maintained semi-detached property boasts a convenient location within a popular and friendly residential area which lies within easy reach of excellent local amenities, including junior school and also open countryside. The property benefits from three good sized double bedrooms, far reaching views to the front towards Manchester and two well proportioned reception rooms. In brief, the well laid out accommodation comprises: Welcoming entrance hallway with uPVC double glazed entrance door, modern kitchen fitted with high quality Indesit appliances and then a useful utility room with door giving access to the rear garden and also access to the integral garage. The living room with feature gas fireplace sits to the front of the property to make the most of the far reaching views and is open to the dining room which has uPVC double glazed french doors and windows giving views and access to the rear garden. The first floor reveals three generous double bedrooms, along with the family bathroom which is fitted with a modern white three piece suite having a bath with shower over. Externally, the property boasts a long driveway which gives access to the front, side pathway and the integral garage. The property is slightly elevated, with lawned gardens to the front and rear, along with mature shrubs and flowering plants and the garden also having a paved patio area to the rear and then a decked area which stretches the width of the property to the immediate rear, enclosed by fences and hedges and having raised timber flower beds/borders. to the side and rear. The property is warmed by gas central heating with uPVC double glazing throughout.

## GROUND FLOOR

### Entrance Hallway

11'10" (3m 60cm) x 6'5" (1m 95cm)

With uPVC double glazed entrance door, Oak effect laminate flooring, ceiling light point, double radiator and useful under stairs storage cupboard.

### Living Room

13'5" (4m 8cm) x 10'10" (3m 30cm)

With uPVC double glazed window to the front aspect which provides far reaching views towards Manchester, modern feature gas fire to the chimney breast, Oak effect laminate flooring, panel heater, ceiling light point, TV aerial point, power points and large square opening through to:-

### Dining Room

11'0" (3m 35cm) x 9'9" (2m 97cm)

Continuation of the attractive Oak effect laminate flooring, ceiling light point, double radiator, power points and uPVC double glazed French doors with windows to either side providing access and views over the rear garden.

### Fitted Kitchen

11'0" (3m 35cm) x 9'9" (2m 97cm)

The kitchen has been fitted with a modern range of shaker style wood effect wall and base level units, complimented further by Granite effect working surfaces that incorporate the stainless steel sink and drainer unit with tiled splash backs. Integrated appliances include high quality Indesit canopy extractor fan over the five ring Indesit gas hob with eye-catching glass splash back and range style stainless steel Indesit oven. There is also an integrated fridge within the kitchen units. UPVC double glazed window to the rear, power points, ceiling light point, wall mounted modern vertical radiator, and part glazed door through to:-

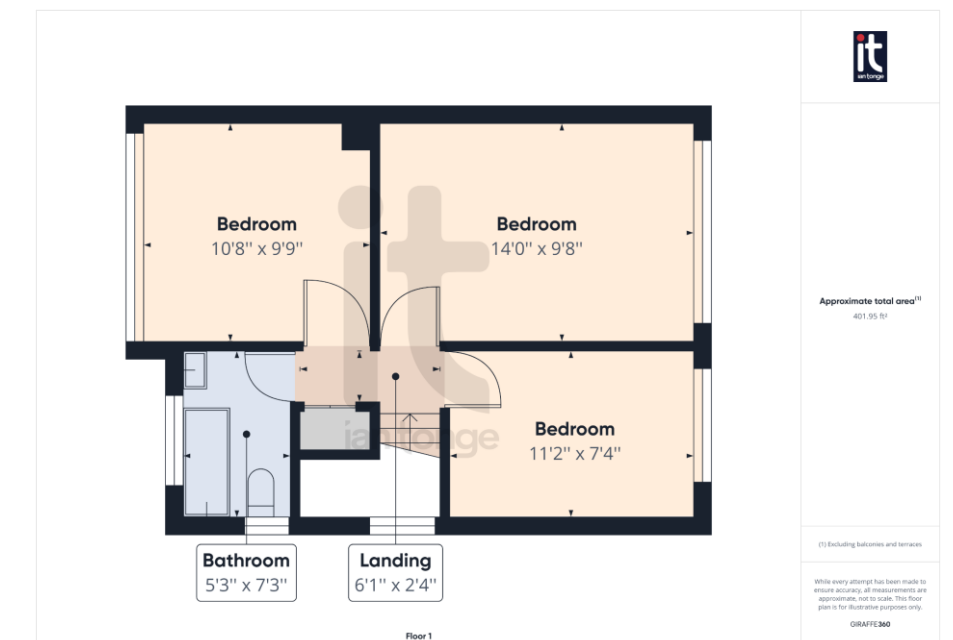
### Utility Room

6'9" (2m 5cm) x 5'11" (1m 80cm)

With continuation of the kitchen cabinetry along with white wall units, uPVC double glazed door to rear, tiled flooring, power points, ceiling light point and door giving access to the integral garage.

## FIRST FLOOR

### Landing



UPVC double glazed window to the side, ceiling light point, floor to ceiling span of storage cupboards.

#### **Bedroom 1**

*14' (4m 26cm) x 9'8" (2m 94cm)*

UPVC double glazed window to the rear giving views over the rear garden, ceiling light point, double radiator, power points.

#### **Bedroom 2**

*10'8" (3m 25cm) x 9'9" (2m 97cm)*

UPVC double glazed window to the front aspect allowing far reaching views towards Manchester, ceiling light point, double radiator, power points.

#### **Bedroom 3**

*11'2" (3m 40cm) x 7'4" (2m 23cm)*

UPVC double glazed window to the rear giving views over the rear garden, ceiling light point, double radiator, power points.

#### **Family Bathroom**

The bathroom has been fitted with a modern white suite comprising a bath with hot and cold taps and Triton shower over, WC and vanity wash hand basin with mixer tap and mirror over. The bathroom has wood effect vinyl flooring, tiled walls, two uPVC double glazed windows, wall mounted towel rail and a ceiling light point.

#### **OUTSIDE**

##### **Driveway Parking**

Providing ample off road parking for vehicles and giving access to the front, side pathway and integral garage.

##### **Integral Garage**

With up and over door, power points, ceiling light point and uPVC double glazed window to the side.

##### **Gardens to Front & Rear**

The property benefits from well sized front and back gardens, having an elevated position within Grasmere Crescent. The front garden has some mature shrubs and bushes with steps leading to the front door. There is gated access to the side of the property which in turn takes you to the rear garden. The rear garden is mostly laid to lawn, boasting a wide decked area to the immediate rear of the property and spanning the width of the garden itself, along with a further flagged patio area ideal for entertaining in the warmer months. There are raised timber flower beds/borders to two sides of the garden with mature hedges, shrubs and flowering plants.

#### **Directions**

From our High Lane office, continue on A6 Buxton Road through High Lane Village and turn right at the traffic lights onto Windlehurst Road. Continue for approximately half a mile and turn right into Windermere Road. The property is located on the left hand side.

#### **Tenure**

LEASEHOLD - Ground rent payable of £12 per annum

#### **Council Tax**

Cheshire East Council - Band D

#### **AGENTS NOTES**

##### **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 Misdescriptions Act**

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