



Chantry Road, Disley, Cheshire, SK12 2BE



# 127 Chantry Road, Disley, Stockport, SK12 2BE

Guide Price **£450,000**

4 Bedroom Split Level Detached House  
Garage

Sought After Location  
Fabulous Views

Convenient for Local Amenities  
Pleasant Gardens to the Front and Rear

Flexible Family Accommodation  
EPC: Awaiting Leasehold  
Tenure:

Combi Gas Central Heating and UPVC Double Glazing  
Council Tax Band: E

**MOST ATTRACTIVE 4 BEDROOM SPLIT LEVEL DETACHED HOUSE SITUATED IN A QUIET POSITION ON THIS POPULAR DEVELOPMENT, convenient for schools, Disley village centre, bus and train links, Lyme Park and the A555 bypass. The property has been maintained to a good standard and offers spacious versatile family accommodation along with excellent views of the surrounding countryside. An internal inspection is strongly recommended.**

Briefly the accommodation comprises of enclosed entrance porch, hall, downstairs wc, lounge/dining room, breakfast kitchen, side porch, 4 bedrooms, storage room and bath/wc.

Advantages include combi gas central heating, uPVC double glazing, garage and parking for additional car. There are pleasant gardens to the front and rear with excellent views of the surrounding area.

#### Entrance Porch

uPVC double glazed glass panel porch door and side panels, recessed lighting, tiled floor.

#### Entrance Hall

uPVC double glazed double doors, uPVC double glazed window with vertical blinds, feature suspended centre ceiling light, double radiator, broadband and power points.

#### Downstairs WC

uPVC double glazed obscure glass window with venetian blinds to the front, low level suite, vanity wash hand basin with cupboards, recessed lighting, ladder radiator, extractor fan.

#### Lounge/Dining Area

uPVC double glazed sliding patio doors, uPVC double glazed window to the rear, uPVC double glazed window with vertical blinds to the front, suspended centre ceiling light, 2 centre ceiling lights, 2 double radiators, TV point, power points, timber glass panelled door leading to:

#### Breakfast Kitchen

uPVC double glazed window to the rear, fitted with a range of units and draws, quartz worktop, tiled floor, one and a half bowl stainless steel sink with mixer tap, Bosch induction hob, Bosch gas hob, Hotpoint integrated double oven with grill, stainless steel extractor hood, integrated Neff fridge freezer, Bosch dishwasher, integrated Morphy Richards microwave, recessed lighting, under pelmet lighting, double radiator, power points and Tv aerial point, timber glass panelled door leading to:

#### Side Porch

uPVC double glazed lean to side porch with uPVC double glazed side door with glass panels, tiled floor, wall light.

#### Landing

feature suspended ceiling light, stairs ascending to first floor, power points.

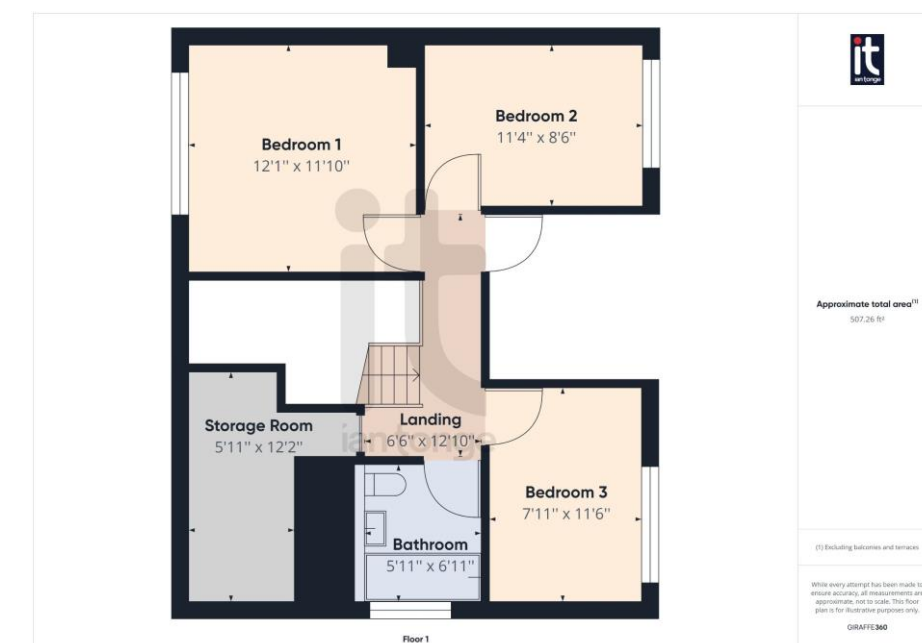
#### Bedroom 1

uPVC double glazed window to the front, free standing mirrored wardrobes, centre ceiling light, single radiator, power points.

#### Bedroom 2

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

#### Bedroom 3



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

#### **Bedroom 4**

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

#### **Bathroom**

uPVC double glazed obscure window with venetian blinds to the side, low level suite, pedestal wash hand basin with mixer tap, mirrored alcove with recessed lighting, bath with mixer tap and separate shower, glass shower screen, extractor fan, ladder radiator, recessed lighting, tiled floor.

#### **Storage Room**

access to loft, centre ceiling light, power points, suitable to be converted.

#### **Outside**

##### **Garage**

access from entrance hall, steps down, up and over garage door, Worcester combi boiler, plumbing for washing machine, stainless steel sink and drainer unit, shelving. Electric and gas meters, consumer unit, fluorescent light, power points.

##### **Gardens**

the front garden is laid to lawn with a variety of plants, shrubs and bushes along the borders with a blocked paved driveway and path to the entrance door. The rear garden is on two tiers, stepping out onto an elevated decked terrace featuring a summer house and alfresco dining area, with steps down leading to a patio area with a variety of potted plants and shrubs. Outside security lighting, outside water tap, side access gates.

##### **Tenure**

The property is Leasehold.

##### **Council Tax**

The property is council tax band E with Cheshire East MBC.

##### **Directions**

from the centre of Disley travel up Buxton Old Road and turn second left in to Chantry Road. Number 127 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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