



Chantry Road, Disley, Cheshire, SK12

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: D Tenure: Leasehold

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

3'7" (1m 9cm) x 6'5" (1m 95cm)

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

Entrance Hall

8'8" (2m 64cm) x 6'5" (1m 95cm)

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

4'7" (1m 39cm) x 4'4" (1m 32cm)

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

23'7" (7m 18cm) x 18'7" (5m 66cm)

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

Breakfast Kitchen

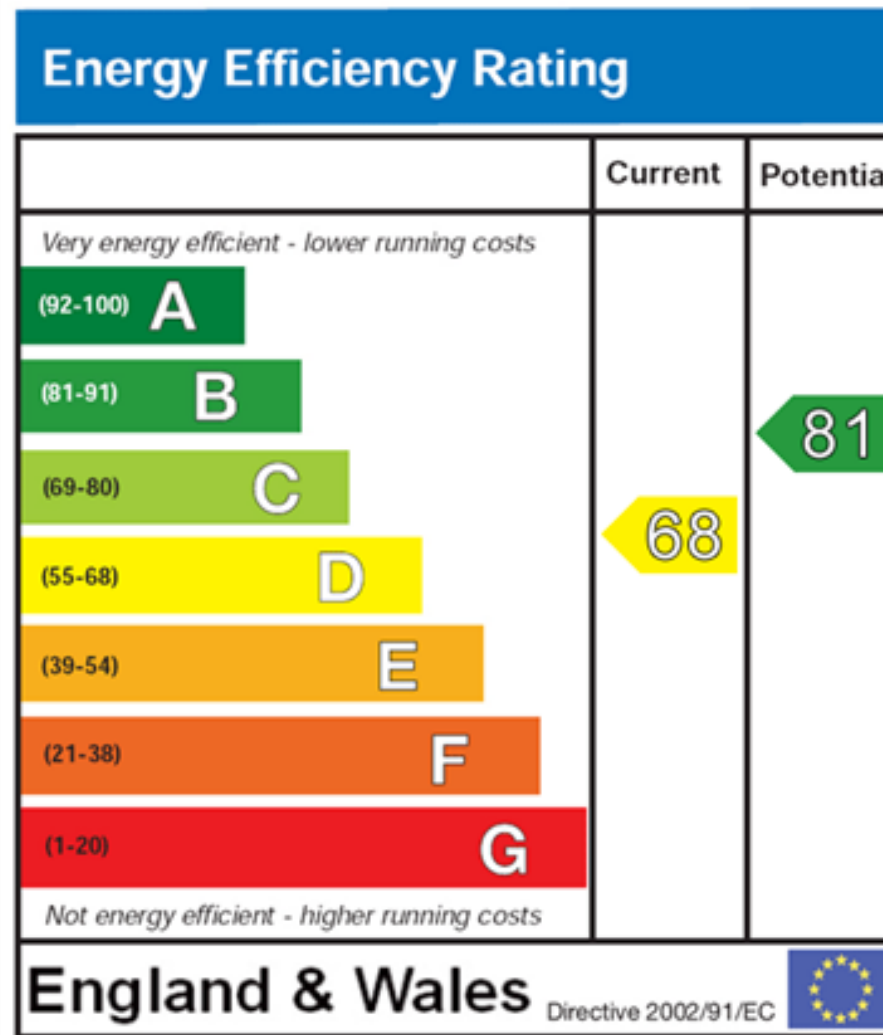
14'8" (4m 47cm) x 9'11" (3m 2cm)

uPVC double glazed window to the rear, fitted with a range of units and drawers, quartz worktop, tiled floor, one and a half bowl stainless steel sink with mixer tap, 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

6'6" (1m 98cm) x 2'10" (86cm)

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



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.

Landing

6'6" (1m 98cm) x 12'10" (3m 91cm)

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

Bedroom 1

12'1" (3m 68cm) x 11'10" (3m 60cm)

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

Bedroom 2

11'4" (3m 45cm) x 8'6" (2m 59cm)

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

Bedroom 3

7'11" (2m 41cm) x 11'6" (3m 50cm)

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

Bedroom 4

8'6" (2m 59cm) x 8'0" (2m 43cm)

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

Bathroom

5'11" (1m 80cm) x 6'11" (2m 10cm)

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 shower over, glass shower screen, extractor fan, ladder radiator, recessed lighting, tiled floor.

Storage Room

5'11" (1m 80cm) x 12'2" (3m 70cm)

access to loft, centre ceiling light, power points, suitable for conversion.

Outside

Garage

17'1" (5m 20cm) x 10'7" (3m 22cm)

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

Ian Tonge Property Services give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Ian Tonge Property Services has the authority to make or give representations or warranty in relation to the property.



