

\$ADDRESS\$



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£380,000

- TRADITIONAL 1960's RED BRICK SEMI-DETACHED HOME
- 27ft TANDEM GARAGE & DRIVEWAY PARKING
- 3/4 BEDROOMS

## \$FULL\$

### GROUND FLOOR

#### Entrance Hall

Entered via an attractive composite door, with double radiator, ceiling light point, power points and stairs ascending to the first floor.

#### Sitting Room

A bright and airy room, with uPVC double glazed bay window to the front elevation allowing for beautiful far reaching views to countryside, modern wall mounted living flame gas fire to the chimney breast, ceiling light point, double radiator, power points, TV aerial, coving to the ceiling and large square opening through to:-

#### Dining Room

With wide uPVC double glazed sliding patio doors giving views and direct access to the pretty rear garden, ceiling light point, double radiator, power points, coving to the ceiling.

#### Snug/Living Room

With uPVC double glazed window to the front aspect, ceiling light point, double radiator, power points, TV aerial point, coving to the ceiling and low level storage cupboard.

#### Kitchen

The kitchen has been fitted with a modern matching range of wall and base level units with under cabinet lighting, complimented further by granite style working surfaces that incorporate the composite sink and drainer unit with hot and cold mixer tap. Tiled floors, modern tiling to the splash backs, two ceiling light points, power points. Integrated appliances include a Bosch dishwasher, fridge/freezer and a Belling

Cookcentre Spring Range style cooker with gas hob and grills. Two uPVC double glazed windows to the rear, storage cupboard.

### FIRST FLOOR

#### Stairs & Landing

Split stairs case, loft access hatch, cupboards and overhead shelving.

#### Bedroom 1

UPVC double glazed windows to the rear, two ceiling light points, power points, double radiator, loft access hatch, built in double wardrobe with hanging space and door to:-

#### En-Suite Shower Room

The modern bathroom is fitted with a vanity wash hand basin with storage below and hot and cold mixer tap over, low level WC with continental style flusher, tiled floors, tiled walls, shaver socket, double shower with glass screen, rain head shower and further hand held shower attachment. Ceiling spot lights, LED lights, wall mounted chrome heated towel rail.

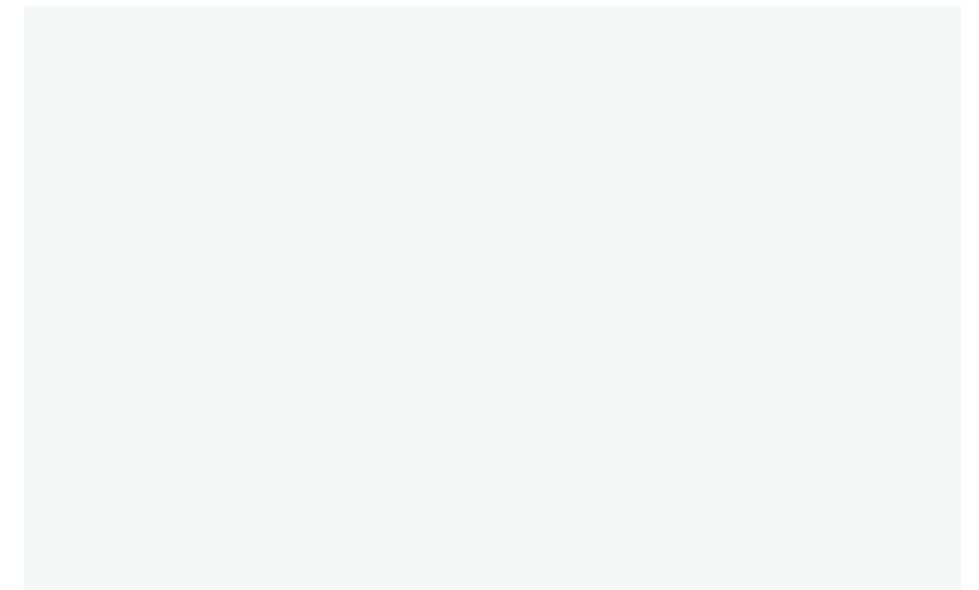
#### Bedroom 2

UPVC double glazed window to the rear, ceiling light point, wall light point, panel radiator, power points and fitted double wardrobe with mirrored sliding doors

#### Bedroom 3

With uPVC double glazed window to the front aspect, ceiling light point, power points, panel radiator.

#### Box bedroom 4/Office



With uPVC double glazed window to the front aspect, ceiling light point, power points, radiator.

#### Bathroom

A beautifully fitted bathroom with tiled floors, co-ordinating tiled walls and mosaic splash backs, bath, recessed shelf with mosaic tiling, low level WC, wall hung vanity wash hand basin with hot and cold mixer tap and LED mirror over, extractor fan, ceiling spot lights, uPVC double glazed window to the rear.

## **OUTSIDE**

### **Driveway Parking for 2 Cars**

### **Tandem Garage**

With up and over garage door, power and lighting.

### **Front & Rear Gardens**

To the front, the property has a driveway which allows off road parking for two cars and leads to the 27ft tandem garage. There are then steps ascending to the tiered and elevated front gardens and front door. The front gardens are mature and have a number of flowering plants, shrubs and trees, along with a stone patio to the top which enjoys the elevated and far reaching views on offer. The rear garden is also tiered, with a good patio to the immediate rear of the property and then steps leading to a further tiered patio area. The garden has an array of mature plants, trees and shrubs.

### **Tenure**

### **Council Tax**

### **Directions**

From our High Lane office, proceed along Buxton Road (A6) in the direction of Disley. Upon reaching the first set of lights in Disley at the Buxton Old Road/Jacksons Edge junction, proceed straight, then taking the first left in front of the Dandy Cock Pub on to Hollinwood Road,proceeding under the bridge and along the right hand bend where the property can be found on the right hand side.

### **Viewing Arrangements**

strictly by appointment with Ian Tonge Property Services 150 Buxton Road, High Lane, Stockport, SK6 8EA. Telephone 01663 762 677.

### **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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