



Chantry Road, Disley, Stockport, SK12



125 Chantry Road, Disley, Stockport, SK12 2BE

Asking Price **£375,000**

DETACHED FAMILY HOME	4 BEDROOMS PLUS LOFT ROOM/OFFICE	UNIQUE SPLIT LEVEL LIVING	DRIVEWAY & INTEGRAL GARAGE	POPULAR & CONVENIENT RESIDENTIAL LOCATION
FAR REACHING ROOF TOP & HILLSIDE VIEWS	OPEN PLAN LIVING/DINING SPACES	CLOSE TO EXCELLENT SCHOOLS	WITHIN EASY REACH OF LOCAL TRANSPORT LINKS	TENURE - LONG LEASEHOLD (Approx. 950 years on lease remaining)

This fantastic family home is nestled within a popular residential estate located just a short distance from Disley's vibrant shops, cafe's, pubs and commuter links, as well as having the well regarded Disley primary school within walking distance. This particular property is of unique design, having a gentle split level interior to give the most impressive living spaces to the lower floor and making the most of the beautiful views it enjoys to the rear, which gives rooftop views initially, but also looks towards the Peak Districts breath taking hillside scenery. The property is offered for sale with no onward chain for ease of purchase and provides well proportioned and versatile accommodation, as well as a block paved driveway, front and rear gardens and integral garage (which could be incorporated as further living space with the relevant permission acquired).

In brief, the accommodation comprises: Large uPVC entrance porch having ample storage space for boots/cloaks, welcoming entrance hallway which showcases the split level stair case and gives access to the integral garage and the ground floor W/C. Taking the stairs to the lower ground floor gives access to the open plan and generously sized dining room, which is laid out in an 'L Shape' and opens up into the sitting room with large uPVC sliding doors to the rear garden and decked area. The living areas are particularly bright and have been fitted with hard wearing and attractive shelving and Oak flooring, which continues into the dining kitchen. The fitted kitchen offers ample space again with an array of wooden wall and base level units and having some integrated appliances, all overlooking the rear garden. The first floor reveals four bedrooms, all of which being of good size and with the master bedroom having a range of mirror fronted bedroom furniture, the bedrooms on this floor are serviced by the fully tiled bathroom having a bath with shower over. Ascending a further half staircase is the versatile loft room, which is currently used and presented as a 'walk in wardrobe', but would lend itself to becoming a further occasional bedroom or work from home office space. Externally, there is a wide block paved driveway to the front which gives access to the integral garage and provides off road parking. There are gardens to both the front and rear, with the rear having a cleverly located raised and enclosed decked area just off the sitting room, with a further two tiers, one being laid to lawn and a further extremely private flagged patio to the bottom.

This magnificent home is warmed by gas central heating which is complimented further by double glazing throughout and an early inspection should be arranged to avoid disappointment. It is worth mentioning that although the property sits well within the estate, there is a highly convenient pathway to the side of the property which gives direct access to Disley High Street.

GROUND FLOOR

Entrance Porch

With uPVC double glazed window to the side and front, with uPVC double glazed entrance door to the front. Storage cupboards with louvered doors to the side, quarry tiled floor and access to:-

Entrance Hall

With uPVC double glazed entrance door with window to the side, radiator, power points, stairs ascending to first floor and lower ground floor.

Downstairs W/C

With pedestal wash hand basin having tiled splash backs, low level W/C, obscured window to the front, ceiling light point, radiator and extractor fan.

LOWER GROUND FLOOR

Dining Kitchen

The kitchen has been fitted with a matching range of wooden shaker style wall and base level units, with some glass display cabinets to the eye level units and complimented further by grey granite effect working surfaces that incorporate the one and a half bowl sink and drainer unit with tiled splash backs. Integrated appliances include a four ring ATAG gas hob, eye level Hotpoint oven and separate grill, then there is space and plumbing for a dishwasher. Continuation of the Oak effect laminate flooring, uPVC double glazed window to the rear overlooking the rear garden and uPVC part glazed door to the side giving access to the side and rear. Power points, ceiling strip light, radiator.

Dining Room

A bright and open room, with large uPVC double glazed windows to the rear enjoying the far reaching roof top and hillside views, attractive Oak effect laminate flooring, ceiling light point, power points, double radiator, open to:-

Sitting Room

With uPVC double glazed sliding doors providing views and access to the decked area of the rear garden, further uPVC double glazed window to the side and front elevation. Ceiling light point, radiator, power points, TV point and continuation of the attractive Oak effect flooring.

FIRST FLOOR

Landing

With ceiling light point, power points and loft access hatch.

Bedroom 1

Large uPVC double glazed window to the front elevation, ceiling light point,

two wall light points, power points, radiator and a range of mirror fronted bedroom furniture comprising 3 double and 1 single wardrobes offering hanging space and shelving.

Bedroom 2

With uPVC double glazed window providing magnificent far reaching views, ceiling light point, power points, radiator.

Bedroom 3

With uPVC double glazed window to the rear, again having fantastic distant views, ceiling light point, power points, radiator.

Bedroom 4

With uPVC double glazed window to the rear elevation, ceiling light point, power points, radiator.

Bathroom

The bathroom has been fitted with a 'P Shaped' bath, having wall mounted shower over and a further separate shower hose attachment, along with hot and cold taps. Vanity wash hand basin with mixer tap, wall mounted mirror over with wall lights to either side and storage cupboards below. Tiled walls, tiled floor, uPVC obscured glass window to the side, shaver sockets, ceiling light point and wall mounted heated towel rail.

Loft Room/Walk in Wardrobe/Office

With two Velux windows to the front elevation, two ceiling light points, power points and a range of built in furniture with space for shoe storage and hanging rails.

OUTSIDE

Integral Garage

Accessed via the entrance hall and having up and over garage door to the front, ceiling light point, power points, wall mounted Alpha boiler.

Driveway for Parking

Gardens to Front & Rear

The property is approached over a wide block paved driveway which provides ample off road parking, passes the shaped lawned front garden and has mature bushes and hedges to the side. The drive extends to the front and then either side of the property which has gated access for security. The rear garden is tiered to make the most of the beautiful far reaching views it enjoys, with a large enclosed decked area to the top offering an ideal area to sit out and enjoy the views. There are then two further tiers, the middle section

mainly being laid to lawn with stone steps leading to the secluded flagged patio at the very bottom.

AGENTS NOTES

Tenure - Long Leasehold - 999 years from 1980's

Council Tax Band E with Cheshire East Council

COUNCIL TAX BAND - E

Directions

From our High Lane branch, proceed along Buxton Road in the direction of Disley, taking the right hand turn at the lights by the Rams Head up Buxton Old Road. Then take the second left on to Chantry Road where the property can be marked by our 'For Sale' board on the left hand side.



Viewing Arrangements

Viewing 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.**

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