



Larchway, Stockport, SK6



# 2 Larchway, High Lane, Stockport, SK6 8EW

Asking Price **£399,500**

DETACHED TRUE BUNGALOW

CORNER PLOT POSITION

QUIET CUL-DE-SAC LOCATION

TWO DRIVEWAYS

PRIVATE REAR

GARDEN

VERSATILE LIVING SPACE WITH 1/2 BEDROOMS& 2/3  
RECEPTION ROOMS

MODERN FITTED KITCHEN &  
BATHROOMS

LARGE PRINCIPAL BEDROOM WITH FITTED  
FURNITURE

TENURE:  
FREEHOLD

COUNCIL TAX  
BAND: D

An exceptionally appealing and beautifully presented detached true bungalow situated within a desirable High Lane residential address and occupying a large sweeping corner plot position set at the entrance of a quiet cul-de-sac. This wonderful property boasts two driveways, the rear driveway being an ideal space for caravan parking, pleasant and well stocked sweeping front garden and a further enclosed and exceptionally private rear garden, detached garage, spacious and versatile accommodation which is well appointed with modern fixtures and fittings. Located within easy reach of High Lanes vibrant high street which provides independent cafe's, local shops and also gives easy access to green spaces, canal side walks and of course having Lyme Park within easy reach, this property is ideally located.

Internally, the accommodation consists of a useful and large entrance porch to the front elevation, giving access to the welcoming central hallway, an immaculately presented sitting room with bay window to the front elevation and elegant feature fireplace as the focal point of the room, with wood and part glazed French doors opening out to a further reception room which is currently used as an additional living room and occasional bedroom when needed. This room has sliding doors which open out to the well maintained and bright conservatory, providing the perfect space to relax whilst enjoying the views over the private and well stocked rear garden. There is also a fitted dining kitchen with attractive shaker style units and space for dining, access to the side porch/utility area, family bathroom with modern tiling and contemporary bathroom suite and then finally the principal bedroom suite having a range of modern fitted bedroom furniture.

As mentioned earlier, the property boasts a great corner plot. To the front, the property is approached over an imprinted concrete driveway which passes between the well maintained front gardens which are both well stocked with flowering plants, shrubs and enclosed with a dwarf brick wall. The garden extends to the side of the property, again being mainly laid to lawn for easy maintenance but having an array of flowering plants and shrubs for interest. The side lawn then reaches the rear driveway, which provides an excellent space for off road parking of caravans and the such like, as well as giving access to the detached brick built garage. The rear garden of the property is exceptionally private, having a deep flower bed border with wooden sleepers and then being mainly laid to lawn, but with a good sweeping patio area providing the ideal space for garden furniture.

This property must be viewed to appreciate the size and versatility of the accommodation on offer. The property boasts uPVC double glazing throughout and is warmed by gas central heating.

## **GROUND FLOOR**

### **Entrance Porch**

With uPVC double glazed windows to the front and side, along with uPVC double glazed entrance door to the side. Ceiling light point, tiled floor access to:-

### **Entrance Hallway**

Entered via a wooden and glazed glass front door, a welcoming entrance hallway with two wall light points, loft access hatch, coving to the ceiling, radiator and power points.

### **Sitting Room**

A bright and tastefully decorated room having large uPVC double glazed bay window to the front elevation, ceiling light point, coving to the ceiling, power points, radiator and beautifully elegant feature fireplace being the focal point of the room. Glazed french doors with windows to either side providing access to:-

### **Living Room/Occasional Bedroom**

A versatile room, currently used as a second Living space but also functioning as an occasional bedroom for guests, this room has uPVC double glazed sliding doors giving access to the conservatory, a door leading back to the hallway, ceiling light point, power points, coving to the ceiling and radiator.

### **Conservatory**

A bright and spacious conservatory having well maintained glass roof and with uPVC double glazed windows to either side and french doors giving views and access to the pleasant rear garden, wood effect laminate flooring, wall mounted electric heater, power points, ceiling light point,

### **Dining Kitchen**

The kitchen has been fitted with an attractive range of shaker style wall and base level units, complimented further by butcher block wood effect working surfaces that incorporate the stainless steel one and a half bowl sink and drainer unit with mixer tap and tiled splash backs. Integrated appliances include a four ring electric hob with stainless steel extractor hood over and oven/grill below, dishwasher and full height integrated fridge/freezer. Ceiling light points, power points, radiator, uPVC double glazed window providing views of the private rear garden, space for dining table, tile effect laminate flooring and door to:-

### **Side Porch/Utility**

### **Principal Bedroom**

A large, bright and airy room having uPVC double glazed bay window to the front elevation, ceiling light point, coving to the ceiling, power points, radiator and a range of modern bedroom furniture comprising of 4 double wardrobes with wooden fronts and mirror, matching chest of drawers and two bedside tables.

### **Shower Room**

The bathroom has been fitted with a modern white three piece suite comprising pedestal wash hand basin with hot and cold mixer taps, low level WC with continental style flusher and walk in double shower cubicle with glass shower screens. Wall mounted chrome towel radiator, uPVC double glazed window to the rear, ceiling light point, vent, tile effect laminate flooring and beautifully tiled walls with co-ordinating tiled border.

## **OUTSIDE**

### **Driveway Parking**

Due to the fantastic sweeping corner plot, the property boasts driveway parking to the front and rear, with the rear parking area having a driveway and gravelled area, ideal for caravan storage.

### **Gardens**

### **Detached Garage**

### **AGENTS NOTES**

#### **TENURE**

The property is Freehold.

#### **Council Tax Band**

The property is Council Tax Band C with Stockport MBC.

#### **Directions**

From our High Lane office, proceed along Buxton Road in the direction of Disley, taking the first left on to Carr Brow and then immediately left again on to Beechway. Then turn left on to Thornway and follow the road, until reaching the first left turning on to Larchway where the property will be found.

#### **Viewing Arrangements**

For an appointment to view contact our High Lane Office at 150 Buxton Road, High Lane, Stockport, SK6 8EA. Tel: 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.**

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