



Crabtree Avenue, Stockport, SK12



# 12 Crabtree Avenue, Disley, Stockport, SK12 2DD

Guide Price **£495,000**

DETACHED & EXTENDED  
DORMER BUNGALOW  
PANORAMIC VIEWS  
TOWARDS MANCHESTER

2/3 BEDROOMS & 2/3  
RECEPTION ROOMS  
MATURE GARDENS TO  
THREE SIDES + DRIVEWAY

LARGE OPEN PLAN  
LIVING/DINING/KITCHEN + UTILITY ROOM  
SOUGHT AFTER DISLEY LOCATION

TWO CONTEMPORARY  
SHOWER ROOMS  
TENURE: FREEHOLD

BEAUTIFULLY PRESENTED THROUGHOUT WITH  
HIGH QUALITY FIXTURES & FITTINGS  
COUNCIL TAX BAND E WITH CHESHIRE EAST  
COUNCIL

Crabtree Avenue is a popular cul-de-sac positioned in a convenient yet quiet Disley location, situated at the top of a sought after residential estate giving the most magnificent panoramic views to the front aspect.

This modern, detached dormer bungalow is a particularly superb example, enjoying one of the larger corner plots with great width, which allows for the highly favourable layout and generously extended living space. The condition and presentation of the property are to a very high standard throughout, enjoying a modern décor which benefits great natural light flow. The accommodation begins with a useful entrance porch, offering space for coats and shoes, which opens into the inviting entrance hallway where the ground floor rooms can be accessed. To the left you will find the wonderfully large sitting room with dual aspect, having a large picture window to the front and sliding patio doors into the rear garden, along with a gas wood burning stove as a focal point, there is then another versatile reception room, currently utilised as a study/bedroom and then a modern ground floor shower room/WC. The property boasts the most beautifully finished fitted kitchen with a host of integrated appliances and high quality fixtures and fittings, which in turn opens out into the open plan living/dining space, which again has the most impressive far-reaching views. From the Kitchen, you can access the side/rear entrance hall, the converted utility room which previously formed the rear end of the garage and is fully kitted out with a range of units and ample space for white goods, and having access to the useful half garage/storage area. The generous first floor and landing reveal two double bedrooms, which both enjoy the breath-taking views of Disley, the countryside beyond, and then even further panoramic views towards Manchester. Both bedrooms have the added benefit of modern built in storage, with the wardrobe of the principal bedroom having a 'walk in' style wardrobe/storage room to the eaves. The first floor bedrooms are serviced by the main shower room, which has been upgraded profusely and to 'show home' standards.

The corner plot position of the property allows it to enjoy gardens to three sides. The front, side and rear gardens are beautifully mature, enjoying a rather exotic selection of trees, plants and shrubs throughout. The front has well tended gardens to either side of the pathway/steps leading to the front porch. A pathway leads across the front and to the side of the property, where there is a lawned garden which is enclosed with hedges to the boundary. The driveway of the property is to the side and allows parking for two vehicles, but it is worth noting that the kerb is dropped wider than this so further off road parking could be created if required. The driveway leads to the half garage/storage area and to the uPVC entrance door of the side/rear hallway. The rear garden are tiered and exceptionally pretty due to the beautiful landscaping and flowering plants, shrubs and trees. There is a paved patio to the immediate rear of the patio, providing great entertaining space, along with a raised patio with pergola, and also another flagged patio to the side which provides great space for a green house/shed.

The property is warmed by Vaillant gas central heating boiler, complimented further by uPVC double glazing. The property boasts modern and high quality doors, flooring and tiling throughout.

## **GROUND FLOOR**

### **Entrance Porch**

Entered via uPVC sliding door with window to side, quarry tiled floor, stone wall, access to:

### **Entrance Hallway**

A welcoming entrance hallway, entered via a wooden entrance door with window to the side and having attractive Karndean wood effect flooring. Stairs ascending to first floor with wooden balustrade, ceiling spot lights, power points, modern upright radiator and telephone point.

### **Sitting Room**

A dual aspect room having large uPVC double glazed picture window to the front aspect to enjoy the panoramic views on offer, and then a further set of uPVC double glazed sliding doors providing views and access to the rear garden. Fitted to the chimney breast is the feature gas wood burning stove set to a granite hearth with wooden fireplace surround. Continuation of the attractive wood effect Karndean flooring, ceiling light points, two radiators, TV point and power points.

### **Office/Bedroom 3**

With large uPVC double glazed window to the front elevation, again having beautiful far reaching views, continuation of the Karndean wood effect flooring, ceiling light point, power points, radiator.

### **Living/Dining/Kitchen**

The kitchen has been fitted with a contemporary range of wall and base level soft close units, having corner carousel unit, larder cupboard with wire racks and glass display cabinets to the wall units, complimented further by high quality Corian working surfaces with upstands, that incorporate the sink and drainer with mixer tap and glass splash backs. Integrated appliances include an electric hob, CDA microwave oven and further oven below arranged at eye level and having plate warmer underneath and an integrated fridge freezer. There is also a useful built in bin system. Modern tiled flooring, ceiling spotlights, modern wall mounted upright radiator, uPVC double glazed door to side (giving access to inner hallway, utility room and part garage).

### **Living/Dining Area**

opening through to the living/dining area which is a bright and spacious reception room, having two uPVC double glazed velux windows and a further tall window to the side giving beautiful distant views to the front, radiator, ceiling light points and power points,

### **Downstairs Shower Room**

Modern tiled walls and flooring, double shower cubicle with glass shower doors having chrome accents and shower over, modern upright radiator, ceiling spotlights, shaver socket, low level W/C with continental style flusher and wall hung wash hand basin.

### **Inner Hallway**

With tiled floor, ceiling light points, uPVC door to side entrance (giving access from driveway) and a further uPVC double glazed door giving access to the garden. Door to:-

### **Utility Room**

Fitted with a range of wall and base level units with granite effect working surfaces that incorporate the 1.5 bowl sink and drainer unit with mixer tap and metro tiled splash backs. Space for white goods, such as freezer, washing machine and tumble dryer, ceiling light strip, radiator, wall mounted Vaillant boiler, door to:-

### **Integral Garage**

As the garage has now been part converted into the utility room, there is part of the garage remaining as useful storage space. The part garage offers power, lighting, cold water tap and an up and over electric garage door.

## **FIRST FLOOR**

### **Landing**

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

### **Bedroom 1**

With two uPVC double glazed windows, one to the side elevation and one to the rear which overlooks the manicured rear garden, ceiling light points, power points, radiator and walk in storage/wardrobe which has lighting.

### **Bedroom 2**

With large uPVC double glazed window providing far reaching views to the front aspect, ceiling light point, power points, radiator and built in wardrobe with modern wooden double doors.

### **Shower Room**

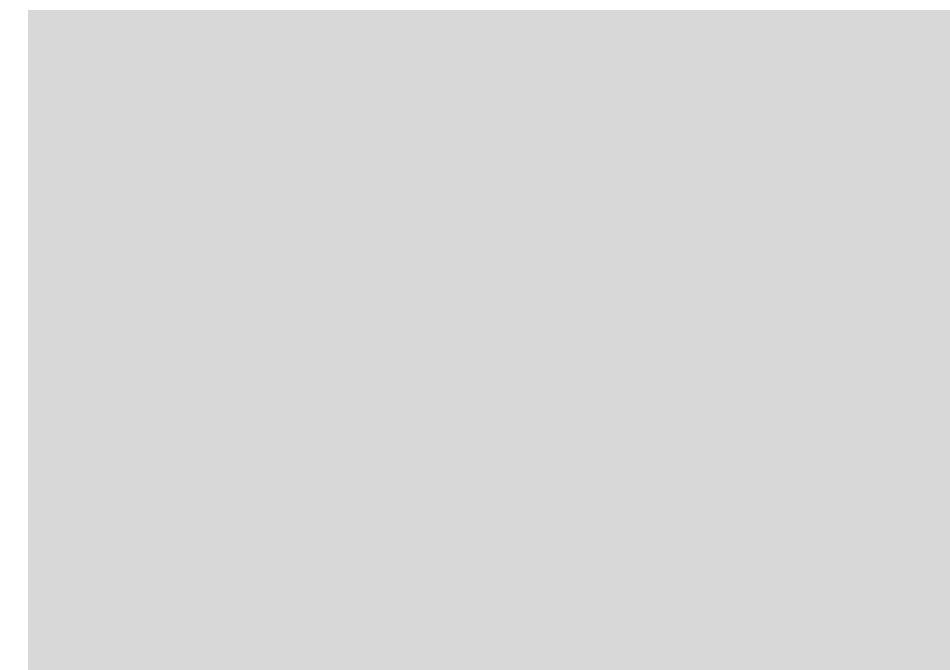
Fitted with a modern white suite comprising low level W/C, vanity wash hand basin with hot and cold taps, storage cupboard below and wall mounted mirror over with infrared lighting, curved shower cubicle with shower over. Attractive wood effect Karndean flooring, modern tiled walls, uPVC double glazed

window to the side, ceiling spotlights, modern wall hung radiator and towel rail.

## **OUTSIDE**

### **Gardens to Front, Side and Rear**

Having a sweeping corner plot, the property is elevated to make the most of its position and views, and so has steps leading to the front porch, which has well stocked flower beds to either side housing an array of well established flowering plants, shrubs and trees. There is a patio to the left of the porch, and a pathway which extends to the right hand side giving access to the side of the property where the lawned side garden can be found with hedge boundaries for privacy and again being well stocked with plants. The path leads along the side of the property, passing the side drive with space for two vehicles



currently, but having the option to create further parking if needed due to the kerb already being dropped beyond the current parking facilities. The path then leads to a side gate which gives way to the rear.

### **Rear Garden**

The rear garden is beautifully arranged in tiers, with there being a flagged patio area to the immediate rear of the property offering an ideal space for outdoor entertaining. The first tier provides a neat lawned area, enveloped by flowering plants, shrubs and fruit trees. There is a further flagged area to the next tier, with wooden pergola and having further flower bed borders to the side with stone stepping stones. As the plot is quite wide, there is also an additional patio to the right hand side of the garden which could house a green house or shed as needed.

**Driveway Parking****Garage**

(As mentioned previously)

**AGENTS NOTES****TENURE**

We have been advised that the property is FREEHOLD.

**Council Tax Band**

Council Tax Band E with Cheshire East

**Directions**

From our High Lane branch, proceed along Buxton Road until reaching the lights at the Rams Head in Disley, turning right up Buxton Old Road. Proceed along Buxton Old Road taking the fourth turning on the left on to Counting House Road, where Crabtree Drive will be the first turning on the right.

**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.

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