



Rostherne Avenue, Stockport, SK6



# 11 Rostherne Avenue, High Lane, Stockport, SK6 8AR

Asking Price **£400,000**

HANDSOME DETACHED 5 BEDROOM DORMER BUNGALOW THROUGH LIVING/DINING ROOM WITH DUAL ASPECT	DECEPTIVELY SPACIOUS WITH VERSATILE ACCOMMODATION OVER TWO FLOORS POPULAR HIGH LANE LOCATION	LARGE REAR GARDEN WITH VEGETABLE PATCH WELL STOCKED FRONT GARDEN GAS CENTRAL HEATING & DOUBLE GLAZING	DOWNSTAIRS SHOWER ROOM & SEPARATE W/C UPSTAIRS EPC RATING D	DRIVEWAY PARKING & DETACHED GARAGE COUNCIL TAX BAND E WITH STOCKPORT MBC
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This wonderful detached dormer bungalow is situated on one of High Lane's most popular residential estates, within easy reach of the vibrant high street with its many local independent cafes, shops and transport links along with excellent schools within walking distance and having beautiful countryside/ canal-side walks. This particular property has great kerb appeal, with a well stocked front garden of flowering plants and established trees, double fronted appearance having modern uPVC double glazing either side of its contemporary composite entrance door. Internally, the property is extremely deceptive being laid out over two floors and having 5 bedrooms in total, but the flexibility to utilize the rooms as needed. There is a large living/dining room with dual aspect, downstairs shower room and also a separate first floor W/C. The property sits on a good sized plot, with a large rear garden that features a raised flagged patio, large lawned area and then a vegetable plot to the rear.

In brief, the accommodation comprises: Welcoming entrance hallway, through living/dining room with feature fireplace and dual aspect windows, fitted kitchen with rear vestibule and store cupboard which can house white goods, downstairs bedroom/office and a modern fitted downstairs shower room. The first floor and landing reveals four further bedrooms, all of good size and being serviced by the first floor W/C. As mentioned earlier, the property sits within a good sized plot having a driveway, front garden, large rear garden with vegetable patch and then a detached brick built garage.

Advantages include gas central heating and double glazing. A viewing of this fantastic home is recommended to appreciate its many features on offer.

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## GROUND FLOOR

### Entrance Hall

5'3" (1m 60cm) x 13'3" (4m 3cm)

A welcoming entrance hall, having modern composite front door with uPVC double glazed window to the side, stairs ascending to first floor with under stairs storage, ceiling light point, power points and radiator with shelf over.

### Living/Dining Room

10'10" (3m 30cm) x 13'3" (4m 3cm) to living area and 9'10" (2m 99cm) x 8'11" (2m 71cm) to dining area

A large open plan room, having dual aspect uPVC double glazed windows to the front and rear elevation, wall mounted feature fireplace with marble panels, metal surround and gas fire, two radiators, ceiling light points, power points, door from dining area to:-

### Kitchen

12'5" (3m 78cm) x 8'8" (2m 64cm)

The kitchen has been fitted with a matching range of wall and base level units, complimented further by granite 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 Samsung induction hob with canopy extractor fan over, double oven/grill fitted at eye level and space for a fridge/freezer. Wood effect laminate flooring, power points, ceiling light point, glazed door to:-

### Rear Vestibule

With ceiling light points, power points, uPVC door to the side of the property and driveway, space with hanging hooks for cloaks, storage cupboard housing the wall mounted Vaillant boiler and having space for white goods.

### Downstairs Bedroom/Reception Room

9'10" (2m 99cm) x 9'10" (2m 99cm)

A bright room with large uPVC double glazed window to the front elevation having views over the pretty front garden, ceiling light point, power points and radiator.

### Downstairs Shower Room

7'10" (2m 38cm) x 6'4" (1m 93cm)

The bathroom has been fitted with a three piece suite comprising walk in shower cubicle with glass sliding door enclosures and chrome fittings, with electric shower over, fold down seat and grab rail, tiled walls, stone effect vinyl flooring, radiator, uPVC double glazed and obscured glass window to the side, pedestal wash hand basin with hot and cold mixer tap, wall mounted cabinet

with mirror, wall vent and shaver socket.

## FIRST FLOOR

### Landing

With ceiling light point and power points.

### Bedroom 1

10'10" (3m 30cm) x 13'2" (4m 1cm)

With large uPVC double glazed window to the front elevation and two further obscured uPVC double glazed windows to the side aspect, storage to eaves, power points, ceiling light points and radiator.

### Bedroom 2

12'8" (3m 86cm) x 9'10" (2m 99cm)

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

### Bedroom 3

9'8" (2m 94cm) x 9'1" (2m 76cm)

With large uPVC double glazed window to the rear elevation, offering lovely views over the large rear garden, ceiling light point, power points and radiator.

### Bedroom 4

11' (3m 35cm) x 6' (1m 82cm)

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

### Separate W/C

With uPVC double glazed window to the rear, wash hand basin, W/C and ceiling light point.

## OUTSIDE

### Gardens to Front and Rear

To the front, the property benefits from a well maintained lawned garden with flower bed borders, dwarf brick wall to enclose and having a path leading from the garage and across the front of the property. There are mature flowering plants, trees and shrubs planted to surround the lawned garden. The rear of the property is mainly laid to lawn, with shaped edges and deep borders having an array of flowering plants, shrubs and mature trees. There is a raised flagged area to the immediate rear of the property which extends the full width of the property to the detached garage, with a path leading to stepping stones within the lawn that are laid leading to the rear where the vegetable patch can be found.

### Driveway Parking

The driveway extends from the front of the property, right along the side and leads to the side entrance of the property as well as the detached brick built garage.

### Detached Garage

Brick built, with uPVC double glazed window to the side, power, lighting and up and over garage door.

## AGENTS NOTES

### Directions

From our High Lane branch, proceed along Buxton Road (A6) in the direction of



Hazel Grove, turning right at the traffic light junction on to Windlehurst Road, then taking the second right on to Keswick Road and third left on to Rostherne Avenue, where the property can be found after a short distance on the left hand side.

### Tenure

FREEHOLD - This should be confirmed by your legal representative.

### Council Tax

Band E with Stockport Metropolitan Borough Council.

### Viewing Arrangements

Strictly by appointment with Ian Tonge Property Services, 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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