



The Laurels, High Lane, Stockport, SK6

Asking Price **£834,995**

Extended 5 Bedroom Detached Family Home

Large Corner Plot

Impressive Double Garage/Man Cave

Large Driveway With Parking For Several Cars

Three Bathrooms + Downstairs WC

Stylish Dining kitchen with Separate Utility Room

Master Bedroom With En-Suite & Dressing Room

Two Main Reception Rooms & Feature Conservatory

Impressive High Standard Living Accommodation Over Three Floors

Views of Manchester and Welsh Hills

No Onward Chain

Council Tax G & EPC Rating C

Ian Tonge Property Services are delighted to offer for sale this stunning five bedroomed extended detached property, which commands a large corner plot in a small cul-de-sac amongst other luxurious properties. The family home boasts 2675 sqft of stylish living accommodation over three floors with views of the Manchester and the Welsh Hills from the top floor. This property comprises of two main receptions, conservatory and study, downstairs W.C, five double bedrooms with the master bedroom having a fully fitted dressing room and en-suite shower room, 2 further en-suite bedrooms and a stylish family bathroom. The double garage has impressively been fitted out, the perfect man cave for a car enthusiast and the surrounding landscaped gardens completes the perfect family home. The property also benefits from gas central heating, uPVC double glazed windows and worthy of mention is the property offers no onward chain. Double garage and a large driveway with parking for several cars. There is a superb garden to the rear featuring a large Indian stone patio area and summerhouse.

Entrance

"4'10" (1m 47cm) x "6'0" (1m 82cm)

Composite glass panel entrance door, uPVC double glazed window to the front, double radiator, ceiling downlighting, power points.

Downstairs WC

"2'8" (81cm) x "6'1" (1m 85cm)

uPVC double glazed obscure glass window to the side, pedestal wash hand basin, low level suite, extractor fan, double radiator, part-tiled walls.

Main Hallway

"5'11" (1m 80cm) X "8'11" (2m 71cm)

An impressive hallway with parquet style Karndean flooring, staircase leading to the first floor, double

radiator, under stairs storage cupboard, nest wall thermostat, power points.

Study

"11'6" (3m 50cm) X "7'7" (2m 31cm)

uPVC double glazed window to the front, the study has been fitted out with a range of stylish fitted cupboards, shelving and desk, built-in fish tank, Karndean parquet style flooring, single radiator, power points.

Living Room

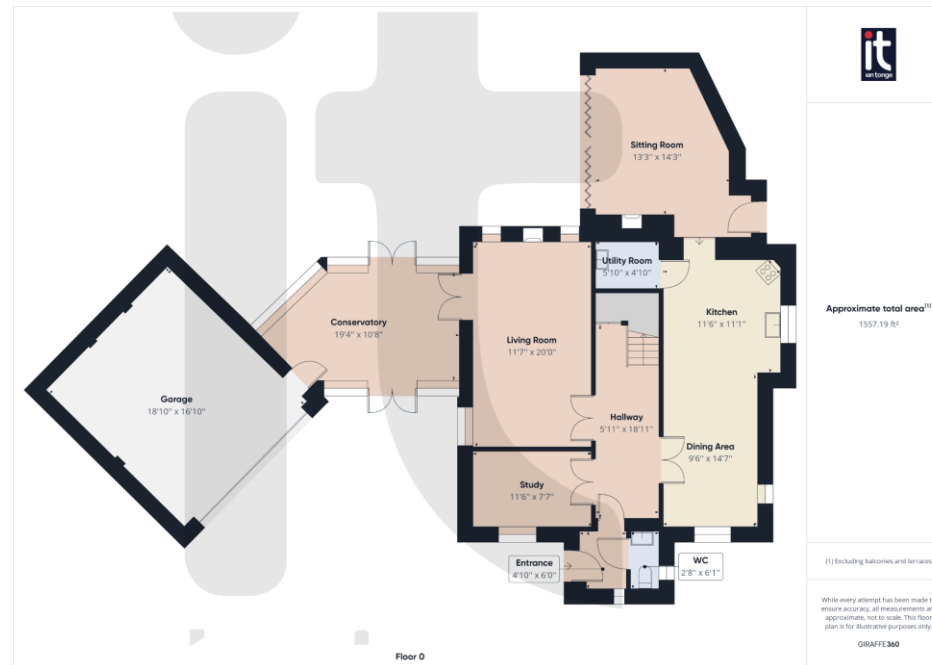
"11'7" (3m 53cm) X "20'0" (50cm)

uPVC double glazed windows to the side and rear, uPVC double glazed doors to conservatory, feature open fire with wooden mantel beam, built in feature fish tank, cornice to ceiling, TV aerial point, power points.

Conservatory

"9'4" (2m 84cm) X "10'8" (3m 25cm)

Brick base with uPVC frame, double doors to the garden and double doors to the courtyard, radiator, fan lights, power points, access to the garage.



Dining Kitchen

"9'6" (2m 89cm) X "14'7" (4m 44cm) X "11'6" x 11'1" (3m 37cm)

UPVC double glazed windows to the front and the side aspects, range of stylish bespoke fitted wall and base units, marble worktops with inset sink and mixer tap, feature island with suspended ceiling lighting above and storage underneath, four ring gas hob, Bosch oven and microwave oven, wine rack, space for American style fridge/freezer, built in seating area with suspended ceiling lights above, three vertical radiators, splash back and wall tiles, cornice to ceiling, ceiling downlighting, Karndean flooring, power points.

Utility Room

"5'10" (1m 77cm) X "4'10" (1m 47cm)

Fitted base units and larder unit, plumbed for washing machine, Worcester central heating boiler, marble worktop with inset sink and mixer tap, karndean flooring, power points.

Sitting Room

"13'3" (4m 3cm) x "14'3" (4m 34cm)

Feature bi-folding doors leading to the garden, two velux windows, composite back door. Wooden mantle beam, brick/slate hearth, double radiator, ceiling downlighting, power points, storage cupboard.

First Floor Landing

"6'0" (1m 82cm) X "11'0" (3m 35cm)

Spindle balustrade, radiator with cover, loft access, cylinder cupboard, power points.

Master Bedroom

"11'7" (3m 53cm) X "19'0" (5m 79cm)

uPVC double glazed windows to the front and side aspects, single radiator, TV aerial point, power points.

Dressing Room

"5'6" (1m 67cm) X "8'9" (2m 66cm)

uPVC double glazed window to the front aspect, single radiator, fitted hanging and storage shelves, matching drawers, ceiling downlighting, power points.

En-Suite Shower Room

"5'5" (1m 65cm) X "8'10" (2m 69cm)

uPVC double glazed window to the side aspect, enclosed shower area with seating and ceiling shower head. Vanity sink, vanity mirror with LED lighting, concealed W.C, tiled walls, built in shelves, chrome radiator, ceiling downlighting, Karndean flooring.

Bedroom Two

"11'7" (3m 53cm) X "13'0" (3m 96cm)

uPVC, double glazed window to the side and rear, built in wardrobes, single radiator, power points,

En-Suite Shower Room

"6'2" (1m 87cm) X 4'11" (1m 49cm)

uPVC double glazed window to the rear, shower cubicle, low level suite, pedestal wash basin, chrome radiator,

ceiling downlighting, tiled walls, vanity wall unit, mirror and shaver point.

Bedroom Three

"9'4" (2m 84cm) X "10'4" (3m 14cm)

uPVC double glazed window to the front and side aspects, radiator, power points.

Family Bathroom

"5'8" (1m 72cm) X "9'9" (2m 97cm)

uPVC double glazed obscure glass window to the front, stylish bathroom suite comprising of tiled panel bath with mixer tap/shower. Walk-in shower with ceiling shower head, vanity sink with storage underneath, concealed W.C, chrome radiator, tiled walls, ceiling downlighting, vanity mirror with LED lighting, built in shelving.

Second Floor Landing

"5'11" (1m 80cm) X "7'10" (2m 38cm)

Turn staircase with spindle balustrade, four feature Velux windows, further Velux window, radiator, power points.

Bedroom Four

"11'8" (3m 55cm) X "11'7" (3m 53cm)

uPVC double glazed window to the front aspect, storage into eaves, radiator, power points.

En-Suite W.C.

"3'11" (1m 19cm) X "4'9" (1m 44cm)

Velux Window, concealed WC, wash hand basin, tiled walls and floor.

Bedroom Five

"9'6" (2m 89cm) X "11'6" (3m 50cm)

uPVC double glazed window to the front aspect, radiator, storage into eaves, power points.

Outside

Gardens

To the front there is a block paved driveway big enough for several cars, lawned and flagged area with floor lighting and outside lighting. To the rear the garden is mainly laid to lawn with mature borders, shrubs and trees. The garden features a large Indian stone patio area with outside lighting and outside tap, a summer house with a patio area, a further private patio area and courtyard.

Double Garage

"18'10" (5m 74cm) X "16'10" (5m 13cm)

Electric roller garage door, access to boarded garage loft, fitted base units and worktops, TV aerial point, power points, door to conservatory.

Tenure

This property is Freehold.

Council Tax

The property is council tax band G with Stockport.

Directions

From our High Lane office continue down the A6 toward High Lane Village then take the first right. Continue down Andrew Lane until you reach High Lane primary school then take the first left. Shortly after turning into Fairacres Road turn right into The Laurels and the property is in the far right corner.

Viewing Arrangements

For an appointment to view please contact Ian Tonge Property Services, 150 Buxton Road, High Lane, 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.**

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