



BROOK BANK
1895



Windlehurst Road, High Lane, SK6



131 Windlehurst Road, High Lane, Stockport, SK6 8AG

Guide Price **£335,000**

PERIOD RED BRICK PROPERTY DATING BACK TO 1895	2 BEDROOMS	OPEN PLAN LIVING/DINING/KITCHEN WITH FURTHER SEPARATE SITTING ROOM	QUALITY TRADITIONAL STYLE FITTED KITCHEN WITH OAK WORKING SURFACES	LARGE "SECRET GARDEN" ADJOINING COUNTRYSIDE TO REAR
CHARACTERFUL FEATURES SUCH AS PICTURE RAILS & WOODEN MANTELS	SOUGHT AFTER LOCATION CLOSE TO HIGH LANE AND MARPLE	FURTHER DEVELOPMENT POSSIBLE UNDER PERMITTED DEVELOPMENT TO CREATE LOFT ROOM WITH DORMER	TENURE: FREEHOLD	COUNCIL TAX BAND: C

A handsomely appointed mid-terraced period property, historically dating back to 1895, and so enjoying a wealth of characterful features. The row of four terraced properties it sits with are fondly named "Brookbank" and they are pleasantly situated on the outskirts of High Lane/Marple, with this particular property enjoying spacious extended accommodation which has been meticulously updated throughout to provide extremely well presented accommodation with high quality fixtures and fittings as well as characterful picture rails, dado rails and original stripped and revealed internal doors throughout, traditionally laid out over two floors yet offering further scope to extend the living space into the loft if required, to include dormer to the rear and falling within permitted development.

The property enjoys an attractive frontage, with front garden enclosed by stone walling and cast iron gate, beautiful ornate brick detailing to the front facade of the property, as well as covered storm porch leading to the front door. The property benefits from a unique garden to the rear, having a traditional paved courtyard and outbuilding to the immediate rear, with a further 'secret garden' with gated access, which is privately tucked away and unusually generous for this type of property, offering an ideal space for outdoor entertaining and enjoying the views over adjoining countryside to the rear.

Internally, accommodation comprises welcoming entrance hallway, beautifully presented sitting room having picture rails and feature wood burning stove with oak mantle, with built in period style cupboards and shelving to either side of the chimney breast. The living/dining/kitchen is of exceptional size for a property of its type, with attractive stone flooring and traditional shaker style fitted kitchen complimented further with quality oak working surfaces and having stable door access to the rear gardens.

The first floor and landing reveals two bedrooms, both of good size with the second bedroom enjoying pleasant views over the open countryside to the rear and both being serviced by the family bathroom, fitted with a white three piece suite including bath with rain head shower over.

As mentioned earlier, the garden deserves a special mention, having a courtyard and outbuilding to the immediate rear, then gated access to the further garden area where there is a raised patio and large lawned area, all adjoining the open countryside to the rear.

The property is located on the outskirts of High Lane, having High Lane's vibrant village center close by where an array of local parks, cafés, shops, pubs, commuter links and excellent schools are available. Marple is also not far, where further local amenities including supermarkets can be easily reached. For outdoor pursuits, Lyme Park, canal side and countryside walks are easily accessible. For the commuter, easy access to the Manchester Airport relief road is worth noting, as well as bus routes and Marple/Hazel Grove train station being close by.

The property is warmed by gas central heating which is further complimented by uPVC double glazing. An early viewing of this property is advised to avoid disappointment.

GROUND FLOOR

STORM PORCH

A covered storm porch with access to traditional painted wooden front door, with top light.

ENTRANCE HALL

With attractive stone flooring, two ceiling light points, dado rail, deep skirting boards, radiator, stairs ascending to first floor.

SITTING ROOM

A beautiful, bright room having uPVC double glazed window to the front elevation and benefiting from a prime position amongst the row of terraces which doesn't overlook further properties to the front, ceiling light points, radiator, power points, picture rails, deep skirting boards and feature fireplace fitted with wood burning stove set to a brick and stone hearth, with brick inner and with oak mantle over, having period style fitted cupboards and shelving to either side of the chimney breast, attractive wood flooring,

OPEN PLAN LIVING/DINING/KITCHEN

A large, open plan, 'L' shaped room, with the kitchen area being fitted with a classic shaker style kitchen, complimented further by quality oak working surfaces that incorporate the ceramic Belfast sink with mixer tap and tiled splash backs. Integrated appliances include dishwasher, washing machine and tumble dryer. Attractive stone flooring, deep skirting boards, UPVC double glazed window to the rear and ceiling light point. The dining area has a further uPVC double glazed window to the rear elevation, ceiling light point, power points, period style column radiator, picture rail and continuation of the stone flooring. Useful under stairs storage cupboard with power and space for a full height fridge/freezer.

FIRST FLOOR

LANDING

With loft access hatch and giving access to both bedrooms and bathroom. As previously mentioned, the current vendors have explored the option of developing the property further into the loft space, which has been approved under 'Permitted Development' and includes conversion of the loft space with dormer window to the rear, confirmed 21st November 2022 by Stockport MBC.

BEDROOM 1

A good sized double bedroom, having uPVC double glazed window to the front elevation, ceiling light point, power points, deep skirting boards, picture rail and radiator.

BEDROOM 2

Another good sized room with uPVC double glazed window to the rear, ceiling light points, power points, deep skirting boards and radiator.

BATHROOM

The bathroom has been fitted with a modern white suite comprising "L" shaped bath with rain head shower and body jet attachments over, brick effect tiling and glass shower screen, low level WC with continental style flush and wash hand basin with mixer tap. Tiled splash backs, tiled flooring, ceiling light point, chrome towel radiator and uPVC double glazed window to the rear. Feature exposed brick wall.

OUTSIDE

FRONT & REAR GARDEN

The property is approached over the neat front garden, enclosed by stone brick wall with cast iron gated access and leading to the storm porch. To the immediate rear of the property is a flagged court yard area, with useful outbuilding. There is a gate to the side of this, which then leads to the fabulous "secret garden" having raised patio area and large section of lawn. This area is extremely private and adjoins the open countryside the property abuts.

AGENTS NOTES

VIEWING ARRANGEMENTS

Strictly by appointment with Ian Tonge Property Services, 150 Buxton Road, High Lane, Stockport, SK6 8EA Tel: 01663 762 677.

TENURE: LONG LEASEHOLD 999 YEARS

COUNCIL TAX BAND: C

EPC RATING: D

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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