



Lynton Drive, Stockport, SK6



# 18 Lynton Drive, High Lane, Stockport, SK6 8JE

Asking Price **£285,000**

SEMI-DETACHED TRUE BUNGALOW  
POPULAR RESIDENTIAL LOCATION

2 BEDROOMS  
COUNCIL TAX BAND C

LOUNGE WITH FEATURE FIREPLACE

MODERN BATHROOM & KITCHEN

DRIVEWAY & DETACHED GARAGE

Situated on a popular residential location, which is highly convenient for access to High Lane's vibrant center is this wonderful semi-detached true bungalow, offering ample off road parking via it's long driveway, as well as a detached garage and large rear garden.

Briefly the accommodation comprises of entrance hall with storage cupboards, lounge, fitted kitchen, inner hall, 2 bedrooms, with the master bedroom having French patio doors to the rear garden, and then modern bathroom.

Advantages include gas central heating, upvc double glazing, loft insulation, garage and attractive resin driveway. There are well laid out gardens to the front and rear of the property.

## GROUND FLOOR

### Entrance Hall

Entered via composite front door with leaded and stained glass inserts, as well as having secure strengthened carbon fiber door frame. Ceiling light point, radiator and storage cupboard with hanging space for cloaks, also housing the Worcester combi boiler.

### Lounge

With large uPVC double glazed window giving views over the neat front garden, ceiling light point, coving to ceiling, radiator and power points. Fitted with a polished limestone feature fireplace with electric fire.

### Kitchen

The kitchen has been fitted with a matching range of cream shaker style wall and base level units, complimented further by butcher block effect working surfaces with matching up-stands that incorporate the stainless steel sink and drainer unit with mixer tap. There is then space for a fridge/freezer, cooker and washing machine. Ceiling spotlights, power points, tiled effect vinyl flooring, modern upright radiator and uPVC double glazed window to the side elevation.

### Inner Hallway

With ceiling light point and loft access hatch having drop down ladder, power,

light and insulation.

### Bedroom 1

A bright and spacious room, with uPVC double glazed French doors providing views and immediate access to the rear garden and patio area, two wall light points, ceiling light point with ceiling fan, radiator, power points and coving to ceiling.

### Bedroom 2

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

### Bathroom

The bathroom has been fitted with a modern white suite comprising bath with "Mira Realm" shower fitted over, having rain head shower and body jet attachment, with vanity wash hand basin having storage below and W/C with continental style flusher. Tile effect vinyl flooring, tiled walls, uPVC double glazed window to the side elevation, ceiling spotlights, wall mounted towel radiator.

## OUTSIDE

### Gardens to Front and Rear

The property is approached over a neat resin driveway, with shaped garden to

the front having an array of flowering plants in its borders. The driveway extends to the side of the property, offering ample off road parking and leading to the detached garage. To the rear of the property there is a generous rear garden which is mainly laid to lawn, again having well stocked flower bed borders. To the immediate rear of the property there is a stone patio, offering an ideal space to sit out and enjoy the private garden. There is an outside water tap and security lighting.



**Detached Garage**

With electric garage door, power and lighting.

**AGENTS NOTES****TENURE****Council Tax**

Band C with Stockport Metropolitan Borough Council

**Viewing Arrange**

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.

**Property Misdescriptions Act**

Ian Tonge Property Services give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Ian Tonge Property Services has the authority to make or give representations or warranty in relation to the property.

**Directions**

From our High Lane Branch, proceed along Buxton Road in the direction of Hazel Grove, taking the first right on to Andrew Lane, then third left on to Lynton Drive where the property can be found after a short distance on the left hand side.

