



Springfield Cottages, Buxton Road, High Lane, SK6

# Springfield Cottages, 17 Buxton Road, High Lane, Stockport, SK6 8DR

Asking Price **£249,950**

NO ONWARD CHAIN    RED BRICK MID TERRACED PROPERTY    DECEPTIVELY SPACIOUS WITH PERIOD FEATURES    2 RECEPTION ROOMS    2 DOUBLE BEDROOMS  
FRONT & REAR GARDN    LARGE BATHROOM WITH BATH & SEPARATE SHOWER    CAN BE PURCHASED WITH FURNITURE/WHITE GOODS    COUNCIL TAX BAND B    EPC RATING: D

---

A timelessly handsome red brick mid-terraced home, offering deceptively spacious living accommodation and enjoying tall ceilings as well as retaining some period features, such as original timber doors, dado rails, pictures rails and beautiful cast iron fireplaces to the double bedrooms. This magnificent property located in a highly convenient position, being just moments from High Lane's vibrant center where a range of excellent local amenities can be found, such as independent cafe's, shops, pubs and the award winning doctors surgery, along with brilliant schools within walking distance and then for the commuter, benefiting from the new relief Manchester Airport road being within close proximity. The property offers views to the rear of Windlehurst Allotments and also Windlehurst Parks playing fields.

Having a gated front garden with dwarf stone wall and windows and doors painted in a soft sage green hue, the property has ample kerb appeal, whilst also offering a welcoming entrance porch which leads to the entrance hallway, with stairs ascending to the first floor and also giving access to the two downstairs reception rooms. There is a sitting room to the front of the property, with feature fireplace to the chimney breast and picture rails to the walls. The dining room is also of generous proportions and has another fireplace with period style tiles as a focal point, along with having picture rails and uPVC double glazed window overlooking the rear. The kitchen is fitted with wooden shaker style units, with walk in storage cupboard and uPVC double glazed window and wooden door providing views and direct access to the rear garden. The first floor and landing reveals two double bedrooms, both of excellent proportions and both having period style cast iron fireplaces as a focal point and modern wood effect laminate flooring. The bathroom is also spacious, having ample space for the bath and a separate shower cubicle.

To the rear, the property enjoys a wonderfully sized garden which is mainly laid to lawn, with pretty flower bed borders, pathway and patio to the immediate rear.

The property is warmed by uPVC double glazing, complimented further by Vaillant boiler. The property is offered for sale with NO ONWARD CHAIN and so an early viewing is recommended to avoid disappointment.

---

## **GROUND FLOOR**

### **Entrance Porch**

With wooden entrance door having top light over, coving, ceiling spot lights and dado rail.

### **Entrance Hall**

With wooden entrance door, dado rail, radiator, ceiling spotlights, power points, coving and stairs ascending to the first floor.

### **Sitting Room**

With uPVC double glazed window to the front elevation, picture rails, ceiling light points, radiator, power points, coving and feature fireplace having ornate wooden surround set to a marble back and hearth.

### **Dining Room**

With uPVC double glazed window to the rear aspect, picture rail, coving to ceiling, ceiling light point, power points and radiator. Feature fireplace with wooden mantle set to a mixture of quarry tiles and Victorian style tiles to the back and hearth.

### **Kitchen**

The kitchen has been fitted with a range of shaker style wooden wall and base level units, complimented further by granite effect working surfaces that incorporate the stainless steel sink and drainer unit with mixer tap and tiled splash back. There is space for a free standing cooker and washing machine (although these can be included in the sale), with a large under stairs storage cupboard (with tiled floor, power and light) offering the ideal space for a fridge freezer. Wall mounted Vaillant boiler, ceiling spotlights, power points, vinyl tile effect flooring, uPVC double glazed window overlooking the rear garden and wooden rear door.

## **FIRST FLOOR**

### **Landing**

With useful wooden floor to ceiling storage cupboards, ceiling light point, dado rail, power points and giving access to all first floor rooms.

### **Bedroom 1**

A large room having feature cast iron period fireplace, two uPVC double glazed windows to the front elevation, two radiators, two ceiling light points, power points and attractive wood effect laminate flooring.

### **Bedroom 2**

Another double bedroom having feature cast iron period fireplace, uPVC

double glazed window to the rear elevation, radiator, ceiling light point, power points and attractive wood effect laminate flooring. There are lovely views to the rear over the allotments and Windlehurst Parks playing fields.

### **Family Bathroom**

A generous bathroom which is fitted with a white suite comprising twin grip bath, vanity wash hand basin with storage below and having mirror and light over, WC and separate shower cubicle with glass shower screen, glass concertina door and shower over. Tiled walls, vinyl tile effect flooring, ceiling spot lights, ceiling fan and uPVC double glazed window to the rear.

## **OUTSIDE**

### **Gardens to Front & Rear**

The property is set back from the road, with the front boundary is enclosed by dwarf brick wall with wrought iron railings over and a hedge boundary to the side. Access through a wrought iron gate over a path which passes the loose stone front garden gives access to the front door. The rear garden is of generous size, having a patio area to the immediate rear of the property and pathway which runs right to the rear of the garden, passing the neat lawned garden with flower bed borders. Security light.

## **AGENTS NOTES**

### **TENURE - FREEHOLD**

### **COUNCIL TAX BAND - B**

### **EPC RATING - D**

### **VIEWING ARRANGEMENTS**

Viewings are strictly by appointment with Ian Tonge Property Services, 150 Buxton Road, High Lane, Stockport, SK6 8EA. Telephone 01663 762677.

## **DIRECTIONS**

From our High Lane branch proceed along Buxton Road in the direction of Hazel Grove, where the property can be found on the right hand side after passing the high street.

## **MISREPRESENTATION ACT 1967**

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 of give representations or warranty in relation to the property.

## **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**



