



Roselaya, Buxton Road, High Lane, Stockport, SK7



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Asking Price **£650,000**

DOUBLE FRONTED FAMILY HOME
3 RECEPTION ROOMS

LARGE PLOT WITH VAST PARKING AND LARGE GARDENS
HIGH QUALITY DINING KITCHEN

ADJOINING OPEN COUNTRYSIDE
CONVENIENTLY LOCATED

UNSPOILED VIEWS TOWARDS MANCHESTER
TENURE: FREEHOLD

4/5 BEDROOMS
COUNCIL TAX BAND: C

Sitting proudly behind wrought iron gates is this handsome, red brick and double front semi-detached family home, enjoying far reaching views towards Manchester and adjoining farmland to the rear as well as having views towards open countryside across the road to the front. Boasting extremely versatile accommodation and having been significantly extended and improved throughout, this magnificent property now offers 2/3 reception rooms, 4/5 bedrooms and two family bathrooms along with a beautifully fitted dining kitchen with a full width span of windows/french doors to the side elevation allowing inside/outside living during those warmer months. Externally, the property sits within an extremely generous plot which allows for large gardens to the side and rear, as well as vast parking to the attractive cobbled driveway at the front.

In brief, accommodation comprises: Welcoming entrance porch leading to entrance hall with stairs ascending to first floor. Sitting room with feature cast iron wood burning stove, with French doors opening into the living/dining room, again having feature wood burning stove and French doors giving views and direct access to the rear garden. The modern kitchen has been fitted with high gloss cabinets and exquisite marble working surfaces, with integrated appliances and space for informal dining. There is then a further reception room, which is currently used as an office but would lend itself to numerous other purposes, such as a further bedroom or family room. Completing the ground floor is the downstairs W/C. The first floor and landing reveals four bedrooms, three of which being of double size and enjoying far reaching views, the bedrooms are all serviced by the well equipped family bathroom. To the second floor, there is a large dressing room, again offering versatility to be used as needed - perhaps as an occasional guest bedroom. There is then a further en-suite bathroom.

Externally, the property commands a generous plot, allowing for ample off road parking behind the secure wrought iron gates. There is a raised patio which wraps around the side and rear, then a further raised decked BBQ area. The garden is mainly laid to lawn, with hedgerow and fences to the boundaries.

The property is set to a convenient location, with High Lane and it's vibrant center within walking distance, along with excellent commuter links such as the Manchester Airport Relief Road being a short drive away. A viewing of this exquisite family home is highly recommended to appreciate all it has to offer. The property is warmed by gas central heating, complimented further by double glazing throughout.

GROUND FLOOR

Entrance Porch

With uPVC double glazed windows and door, wood effect vinyl flooring, access to:-

Entrance Hall & Stairs

Entered through uPVC double glazed door with stained and leaded glass insert, wood effect laminate flooring, ceiling light point.

Sitting Room

A large and bright room having attractive bay window to the front with uPVC double glazed and leaded window, ceiling light point, power points, radiator, attractive wood effect laminate flooring, feature fire place having wood burning stove set to a stone hearth and with brick back. French doors opening to:-

Living/Dining Room

Another large and bright room, with continuation of the attractive wood effect laminate flooring, uPVC double glazed & leaded windows and door to rear, two ceiling light point, power points, radiator, under stairs storage cupboard, two Velux windows and feature fireplace having cast iron wood burning stove set to a stone hearth with exposed brick back.

Dining Kitchen

The kitchen has been fitted with a modern range of high gloss wall and base level units, complimented further by marble working surfaces with upstands and splash backs, that incorporate the stainless steel sink and drainer unit with mixer tap. Integrated appliances include a four ring gas hob and eye level Logik oven/grill and microwave oven. There is then space/plumbing for a washing machine and full height fridge freezer. UPVC double glazed windows and French doors to the side, uPVC double glazed and leaded window to the rear, wood effect laminate flooring, ceiling spot lights, radiator and power points.

Office/Family Room

With uPVC double glazed and leaded window to the side and front elevations, wood effect laminate flooring, ceiling spot lights, radiator, power points, wall mounted 'Compact HE' boiler concealed in a wall mounted cupboard.

Downstairs W/C

With wood effect vinyl flooring, wall mounted towel radiator, wall light point and low level W/C.

FIRST FLOOR

Landing

With ceiling spotlights.

Principal Bedroom

A large bedroom having two uPVC double glazed and leaded windows to the front elevation, giving lovely views over the farmland over the road, attractive wood effect laminate flooring, modern bedroom furniture comprising built in drawers to either side of where a bed can be placed, ceiling light point, power points, radiator, and door giving access to the stairs which lead to the second floor bathroom and dressing room/occasional bedroom.

Bedroom 2

With uPVC double glazed and leaded windows to the front and side elevation, ceiling light point, wood effect laminate flooring, power points, radiator and built in bedroom furniture comprising two double wardrobes with hanging space and shelving.

Bedroom 3

With uPVC double glazed and leaded windows to the side and rear elevation, giving far reaching views towards Manchester. Wood effect flooring, ceiling light point, power points and radiator.

Bedroom 4

With uPVC double glazed & leaded window to the rear, ceiling light point, power points, radiator and wood effect laminate flooring.

Family Bathroom

The bathroom has been fitted with a modern white four piece suite comprising bath with hot and cold taps, low level WC with continental style flusher, pedestal wash hand basin and corner shower with curved shower screens. Wood effect laminate flooring, tiled walls, ceiling spotlights, towel radiator and uPVC double glazed window to the rear elevation.

SECOND FLOOR

Dressing Room/Occasional Bedroom

With Velux windows to the front and rear, ceiling spot lights, power points, radiator and built in furniture comprising knee hole dresser unit with drawers either side.

En-Suite Bathroom

With uPVC double glazed and leaded window to the side elevation, eaves storage, wood effect vinyl flooring, ceiling spotlights and tiled walls. The bathroom has been fitted with a modern, white, three piece suite comprising

bath with shower attachment, pedestal wash hand basin and low level W/C.

OUTSIDE

GATED DRIVEWAY PARKING

With secure wrought iron gates enclosing the vast parking facilities on offer by way of cobbled driveway which extends the width of the plot to the front and also partly to the side of the property.

LARGE GARDENS TO REAR & SIDE

The gardens are mainly laid to lawn, with raised patio area wrapping around the rear and side of the property. There is a further seating and BBQ area to the rear of the garden on raised decking. Enclosed by neat hedgerows/fences and adjoining open farmland.



AGENTS NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: To Follow

Viewing Arrangements

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

Directions

Proceed along Buxton Road in the direction of Hazel Grove, where the property can be found on the right hand side after a short distance.

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