



Fairacres Road, High Lane, SK6



# 3 Fairacres Road, High Lane, Stockport, SK6 8JQ

Guide Price **£330,000**

TRADITIONAL 3 BEDROOM/2 RECEPTION ROOM SEMI-DETACHED QUIET RESIDENTIAL LOCATION	PLANNING PERMISSION GRANTED FOR SIDE, REAR AND FRONT EXTENSIONS (DC/084903) EPC RATING: C	OPEN PLAN DINING KITCHEN TENURE: FREEHOLD	AMPLE OFF ROAD PARKING & DETACHED GARAGE COUNCIL TAX BAND: C	UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
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A beautifully maintained, traditional, three bedroom semi detached property with planning permission granted for a two storey side extension, single storey rear extension and single storey front extension (porch). The property boasts ample driveway parking, detached garage, delightful gardens to the front and rear and an ideal location close to High Lane's vibrant village center where a range of excellent local amenities can be found.

The property currently offers: entrance porch leading to the welcoming entrance hallway, a pleasant sitting room with feature wood burning stove, open plan dining kitchen with wood kitchen cabinets and uPVC double glazed windows and door giving views and access over the rear garden. The first floor and landing reveals three bedrooms (two of double size and with modern fitted bedroom furniture) all serviced by the family bathroom with modern white suite and attractive tiling. Externally a long driveway which extends to the side of the property allowing parking for multiple vehicles and leading to the detached garage, as well as well maintained front and rear gardens.

The planning permission approved (which can be viewed at Stockport MBC website with the reference number: DC/084903) allows for a two storey side extension to create a utility room, cloaks room and study/office on the ground floor, as well as increasing the size of the third bedroom on the first floor. The single storey rear extension will allow for a large, open plan living/dining kitchen with bi-fold doors opening out to the rear garden. The single storey front extension is passed for a larger porch with pitched roof.

The property boasts a highly convenient yet quiet location, set to a popular residential estate in High Lane, within walking distance of High Lane Primary School which has recently been rated 'Good' in their Ofsted inspection, with further primary and secondary schools also within easy reach, along with excellent local amenities and transport links including the Manchester Airport Relief Road.

Advantages include gas central heating and double glazing. A viewing of this property is highly advised to appreciate all that is currently on offer, and the potential for development.

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## GROUND FLOOR

### Entrance Porch

With uPVC double glazed French doors and windows to the front and sides, tiled floor, access to:-

### Entrance Hall

A welcoming entrance hallway entered via attractive wooden entrance door, with attractive wood effect laminate flooring, ceiling light point, power points, stairs ascending to first floor with under stairs storage cupboard and uPVC double glazed window to the front elevation.

### Sitting Room

With continuation of the attractive wood effect laminate flooring, ceiling light point, radiator, power points, TV point, uPVC double glazed window overlooking the front garden and feature wood burning stove with stone hearth and wooden mantel set to the chimney breast.

### Dining Kitchen

The kitchen has been fitted with a matching range of wooden wall and base level units complimented further by chrome strip handles and having Granite effect working surfaces over that incorporate the stainless steel circular sink and drainer unit with mixer tap and tiled splash backs. Integrated appliances include a Beko oven with four ring gas hob over and extractor fan, built in wine cooler and having space for a washing machine and dishwasher. Two ceiling light points, power points, radiator, continuation of the attractive wood effect laminate flooring, uPVC double glazed window to the rear. There is a good sized designated dining area, with uPVC double glazed window and door allowing views and access to the rear garden.

## FIRST FLOOR

### Landing

With uPVC double glazed window to the side, power points, ceiling light point. Access to all first floor rooms.

### Bedroom 1

With uPVC double glazed window to the front elevation, ceiling light point, power points, radiator and a range of modern fitted bedroom furniture comprising two double, two single and one half height double wardrobe with shelved under.

### Bedroom 2

With uPVC double glazed window to the rear, ceiling light point, power points, radiator, wood effect laminate flooring and fitted bedroom furniture

comprising a double, single and a half height double wardrobe with shelving under.

### Bedroom 3

With uPVC double glazed window to the front, ceiling light point, power points, radiator and built in cupboard with hanging space.

### Bathroom

The bathroom has been fitted with a modern white three piece suite comprising 'P' shaped bath with hot and cold mixer taps, shower over and curved glass shower screen, vanity wash hand basin with storage below and a WC with continental style flusher. Modern tiled walls, wood effect laminate flooring, uPVC double glazed obscured window to the rear, ceiling light point.

## OUTSIDE

### Driveway Park

The property has a front driveway for off road parking, which extends to the side of the property and gives access to:-

### Detached Garage

With up and over garage door, side door, power and light.

### Front & Rear Garden

The property has a well maintained front garden, set behind a dwarf brick wall and with curved front garden having flower bed borders and paved patio area. The rear garden is of good size and is mainly laid to lawn and has a decked area to the immediate rear of the property and having flower bed borders.

## AGENTS NOTES

### Viewing Arrangements

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

### Tenure - Freehold

### Council Tax Band - C

### EPC Rating - C

### 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.

## Financial Advice

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.



