



Andrew Lane, Stockport, SK6



40a Andrew Lane, High Lane, Stockport, SK6 8HX

Guide Price **£530,000**

DETACHED BAY FRONTED FAMILY HOME BUILT 2015	FOUR BEDROOMS	OPEN PLAN LIVING/DINING/KITCHEN	SEPARATE SITTING ROOM	UTILITY ROOM & DOWNSTAIRS CLOAKS/WC
CLOSE TO EXCELLENT SCHOOLS	CONVENIENT LOCATION	UNDERFLOOR HEATING THROUGHOUT PROPERTY	VIDEO SECURITY SYSTEM	COUNCIL TAX BAND - E

An impressive and well-proportioned detached bay fronted family home, built in 2015 and conveniently located within walking distance of High Lane's popular village, excellent primary schools and also the beautiful green space of High Lane Park, with Lyme Park just slightly farther afield. Offering spacious and well balanced living accommodation, with four good sized bedrooms, a highly favoured open plan living space/fitted kitchen to the rear (with utility room and downstairs WC) and separate formal sitting room with feature fireplace and bay window.

This home was carefully constructed in 2015 so very much still in its infancy, having been built with character in mind, which has produced a unique family home boasting ample space for a growing family, along with a generous garden and secure off road parking behind parking bollards for additional security.

The property enjoys a highly convenient location, having good transport links close by with the new Manchester relief road being within close proximity, along with being within walking distance to High Lane's vibrant high street where there is a wealth of shops, cafes and pubs. For outdoor pursuits, High Lane's Park is close by, offering a play area for children and pretty green spaces, which also neighbors the canal where pleasant waterside walks can be enjoyed. Lyme Park is just down the road, for further country side walks and day trips out.

In brief, accommodation comprises brick and wooden built canopy storm porch leading to the main entrance door, giving access to the welcoming entrance hallway with high quality wooden flooring, the hallway gives access to the formal sitting room with bay window and feature fireplace with oak mantle, along with access to the magnificent open plan living/dining/kitchen, with quality tiled floor and timeless fitted kitchen with island and marble working surfaces. Completing the ground floor accommodation is the separate utility room having further wall and base level units and then the downstairs cloaks/WC. The first floor and landing reveals four bedrooms, with the principal bedroom having bay window to the front and en-suite shower room. The rest of this floor is serviced by the contemporary family bathroom, with modern white suite and attractive tiling.

The property sits proudly behind a block paved driveway, enclosed by brick wall with lighting to either side of the entry way. There is good parking for vehicles, with the added security of parking bollards, having heightened kerb appeal by way of the shaped and raised lose stone flower bed. The rear garden is mainly laid to lawn, with a large wide stone patio area to the immediate rear. The garden feels very private and is easily maintained, with flower bed borders to the side and fence boundaries.

Advantages include gas central heating, underfloor heating throughout the property, uPVC double glazing, video security system. A viewing is highly recommended to appreciate all that this superb family home has to offer.

GROUND FLOOR

Storm Canopy Porch

Wooden built canopy storm porch to protect from elements, with attractive mock Tudor detailing and feature clock to front facade.

Entrance Hall

A welcoming entrance hallway entered via composite front door with glazed inserts, having attractive Oak flooring with border, two ceiling light points, radiator, power points, storage cupboard under stairs, further built in storage cupboard with light and giving access to ground floor rooms and W/C.

Sitting Room

A traditional sitting room entered via Oak effect door with glazed etched windows, having character uPVC double glazed bay window to the front elevation, focal feature fireplace with Oak mantle and stone hearth, TV points, ceiling light point, power points and radiator.

Living/Dining/Kitchen

A large, bright, open plan space having uPVC French doors to the kitchen area, with a further uPVC double glazed single door and two windows to the living/dining portion of the room. The kitchen has been fitted with high quality traditional style wall and base level units in a timeless muted shade, complimented further by large kitchen island, all having attractive chrome door furniture with a mixture of cup handles and knobs, having exquisite marble working surfaces over. The kitchen island houses the sunken one and a half bowl sink with mixer tap and drainer incorporated into the Marble working surfaces. There is a range of quality Neff integrated appliances, including dish washer, oven and grill and induction hob with extractor over. Tiled floor, ceiling spot lights, Velux window to kitchen area, uPVC double glazed window to the side, power points, TV point and radiator.

Downstairs WC

Fitted with white sanitary ware comprising wall hung wash hand basin with hot and cold mixer tap and tiled splash backs, low level WC with continental style flusher, continuation of the attractive Oak flooring, uPVC double glazed window to the side, ceiling light point, radiator.

FIRST FLOOR

Landing

With uPVC double glazed window to the side, ceiling light point, power points and loft access hatch.

Bedroom 1

A spacious master bedroom having characterful uPVC double glazed bay window to the front elevation, ceiling light point, power points, radiator and door to:-

En-Suite Shower Room

The en-suite has been fitted with a contemporary white bathroom suite comprising low level WC with continental style flusher, wall hung wash hand basin with mixer tap, and shower cubicle having glass shower screen and shower over. Modern tiling to the walls and floor, ceiling light point, wall hung chrome towel radiator, uPVC double glazed window to the side elevation.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Family Bathroom

Fitted with a modern white suite comprising bath with shower over and glass shower screen, wall hung vanity wash hand basin with mixer tap and a low level WC with continental style flusher. UPVC double glazed window to the side elevation, ceiling light point, contemporary tiling to the floor and walls.

OUTSIDE

Driveway parking

For two vehicles with security posts.

Front & Rear Gardens

The property benefits from a secure front garden and block paved driveway, enclosed by brick walling with lights to either side of the entrance and security posts. There is a neat, curved loose gravel area to the front which adds interest and kerb appeal. Two gates secure the property to either side, but also gives access to the sides and rear of the property. The rear garden feels very private, being mainly laid to lawn but with a stone paved patio to the immediate rear of the property. The rear garden is enclosed by fencing to the boundaries, with flower bed border to the side.

AGENTS NOTES

Tenure- Freehold

Council Tax Band - E

EPC Rating - B

Viewing Arrangements

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



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