



Lynton Drive, Stockport, SK6



71 Lynton Drive, High Lane, Stockport, SK6 8JF

Guide Price **£365,000**

EXTENDED SEMI-DETACHED HOME QUIET RESIDENTIAL ESTATE CLOSE TO HIGH LANE VILLAGE THREE BEDROOMS THREE RECEPTION ROOMS MODERN KITCHEN & BATHROOM
PRIVATE REAR GARDEN DRIVEWAY & CAR PORT EPC RATING: D COUNCIL TAX BAND C TENURE: FREEHOLD

Ideally situated on a quiet residential estate is this immaculately presented and well appointed, extended semi-detached home. With driveway parking and sitting proudly behind well placed privacy trees and hedgerows, this wonderful property is a fine example of a well maintained semi-detached home, offering versatile accommodation including a usable conservatory to the rear which overlooks the private and well sized rear garden.

The property is located on a quiet residential estate which is a short distance from High Lane Park and village center, which offers a vibrant array of eateries, shops and the award winning doctors surgery. There is a choice of well regarded schools within the local vicinity making this property ideal for families and those looking to down size to a 'move in' high standard home.

In brief, the accommodation comprises welcoming entrance hallway with attractive Oak flooring, sitting room with feature fire place with Oak surround and Marble back and hearth, and having a large square opening to the dining room. There is then a fully fitted kitchen with modern but timeless kitchen fitted in an attractive cream hue, as well as a conservatory that spans the width of the ground floor. The conservatory offers all year round living, having central heating and double glazing and would lend itself to a number of uses. The first floor and landing reveals three bedrooms, two of which having built in cupboards. There is then a contemporary fitted bathroom with separate bath and shower. Externally, there is a driveway allowing off road parking for two vehicles, with well built car port to the side of the property. The rear garden is of good size and is extremely private.

The property is warmed by gas central heating, with new insulation to the roof space, as well as having uPVC double glazing. A viewing of this beautiful home is highly recommended.

GROUND FLOOR

Entrance Hall

A welcoming entrance hallway having uPVC double glazed window to the front elevation, stairs ascending to first floor with useful under stairs storage cupboard, attractive Oak flooring, ceiling light points, radiator and power points.

Sitting Room

A bright & airy room, having uPVC double glazed window to the front elevation, ceiling light point, power points, radiator, TV point and attractive feature fireplace to the chimney breast having Oak surround and Marble back and hearth. The old gas fire has now been removed so if required a new gas or electric fireplace can be fitted in its place. Large square opening to:-

Dining Room

A well proportioned dining room with uPVC double glazed sliding patio doors giving access to the conservatory. Ceiling light point, power points and radiator.

Conservatory

An excellent addition to the living space, brick built with uPVC double glazed windows and door giving views and access to the rear garden, ceiling spotlights, power points, radiator, modern tiled floor and door giving access to:-

Dining Kitchen

The kitchen has been fitted with a modern range of cream shaker style wall and base level units, complimented further by roll top light Granite effect working surfaces which incorporate the stainless steel sink and drainer unit with mixer tap. Integrated appliances include an extractor fan. There is then space for a oven, fridge, freezer and washing machine. Attractive tiled flooring, uPVC double glazed window to the side, ceiling light point, radiator and power points.

FIRST FLOOR

Landing

With uPVC double glazed window to the side elevation, ceiling light point, power point and loft access hatch. We have been advised that the loft has drop down ladder.

Bedroom1

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

Bedroom 2

With uPVC double glazed window to the rear elevation, ceiling light point, power points, radiator and built in storage cupboards with hanging space and shelving.

Bedroom 3

With uPVC double glazed window to the front elevation, ceiling light point, power points, radiator and built in cupboard over the stairs.

Bathroom

The bathroom has been fitted with a modern white four piece suite, having contemporary tiling to the floor and ceiling, vanity wash hand basin with storage under and sink over with mixer tap over, low level WC with continental style flusher, bath with hot and cold mixer tap and then separate shower with glass shower enclosure and modern Mira shower fitted. UPVC double glazed window to the rear, ceiling light point, towel radiator.

OUTSIDE

Driveway Parking

Parking for two vehicles, with well built car port. The drive extends to the side of the property where a gate secures the rear garden.

Front & Rear Garden

The property boasts a front garden, with well placed hedgerow and trees for privacy. The rear garden is mainly laid to lawn, with a patio to the immediate rear of the property. There are neat borders with flowering plants to the sides and rear.

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 - there is a ground rent charge of £10 per year. The current owner has been offered this to purchase with the last figure quoted of approximately £300.00.

Council Tax Band C

With Stockport Metropolitan Borough Council

EPC Rating

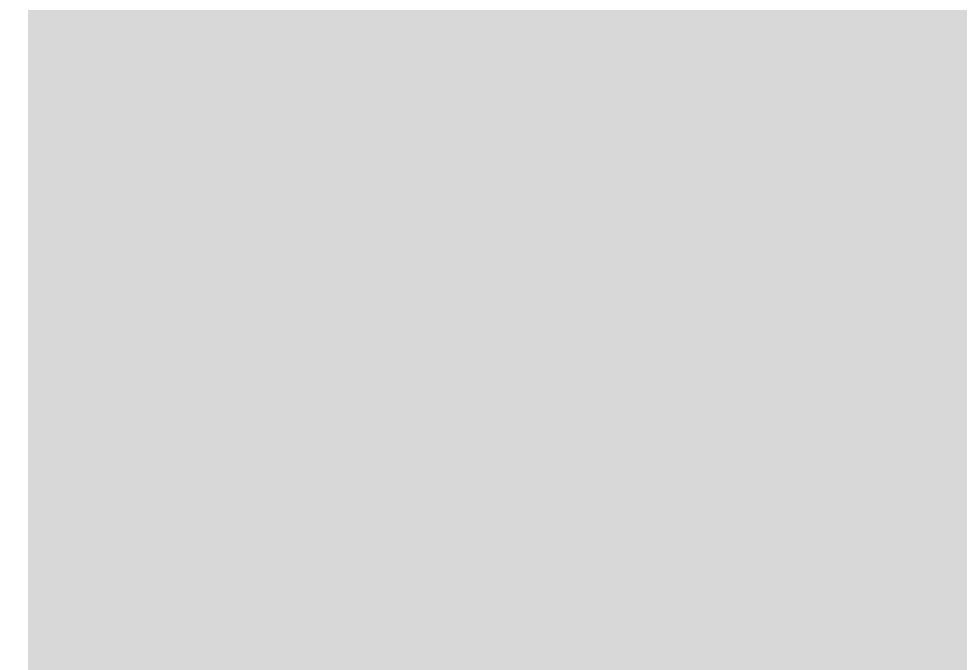
To Follow

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.

