



Windermere Road, High Lane, Stockport, SK6





# 45 Windermere Road, High Lane, Stockport, SK6 8AJ

Asking Price **£410,000**

Extended Five Bedroom Semi  
Detached  
Chain Free

Two Reception Rooms

uPVC double Glazing & Gas Central  
Heating

Overlooking The Canal To The  
Rear

Downstairs W.C.

Garage

Requires Some Cosmetic  
Updating

Landscaped Gardens With Gated Access To  
The Canal

Freehold Tenure & Council Tax Band D

Ian Tonge Property Services are delighted to offer for sale this extended five bedroomed semi detached house, which is located on a very popular estate in High Lane. The property commands an elevated position with feature block paved driveway to the front and tiered lawned gardens to the rear with gated access to the canal. Internally the property comprises of entrance porch, hallway, lounge, dining room, kitchen, rear porch, downstairs W.C. and access to the garage. Upstairs there is a split landing leading to five well proportioned bedrooms and bathroom. The property does require some cosmetic modernisation enabling potential buyers the opportunity to improve to their own standards, the house also benefits from gas central heating, uPVC double glazing and is chain free. Local amenities are nearby such as junior schools, shops, restaurants and the transport network.

## Entrance Porch

5'10" (1m 77cm) x 1'3" (38cm)

uPVC sliding door, quarry tiled floor.

## Hallway

6'3" (1m 90cm) x 11'8" (3m 55cm)

Staircase leading to the first floor, radiator, under stairs storage cupboard.

## Kitchen

9'9" (2m 97cm) x 10'11" (3m 32cm)

uPVC double glazed window to the rear aspect, range of fitted wall and base units, work surfaces with inset drainer sink unit, breakfast bar, plumbed for washing machine, electric cooker point, extractor hood, radiator, door to the porch.

## Lounge

10'9" (3m 27cm) x 13'4" (4m 6cm)

uPVC double glazed window to the front aspect, radiator, focal fireplace with electric fire, glazed doors to the dining room.

## Dining Room

9'9" (2m 97cm) x 10'11" (3m 32cm)

uPVC double glazed sliding patio doors, radiator, door to the kitchen.

## Rear Porch Area

3'1" (93cm) x 6'5" (1m 95cm)

uPVC door, access to the downstairs W.C. and garage.

## Downstairs W.C.

2'7" (78cm) x 6'5" (1m 95cm)

Low level W.C., wash basin, radiator, uPVC double glazed window.

## Garage

8'0" (2m 43cm) x 18'11" (5m 76cm)

Up & Over door, Vaillant central heating boiler, uPVC double glazed window to the side aspect.

## Landing

Split level landing, storage cupboard, uPVC double glazed window to the side aspect.

## Bedroom One

9'10" (2m 99cm) x 14'1" (4m 29cm)

uPVC double glazed window to the rear aspect, radiator, range of wardrobes.

## Bedroom Two

7'10" (2m 38cm) x 11'0" (3m 35cm)

uPVC double glazed window to the front aspect, radiator.

## Bedroom Three

9'9" (2m 97cm) x 10'4" (3m 14cm)

uPVC double glazed window to the rear aspect, radiator.



**Bedroom Four**

*7'10" (2m 38cm) x 9'0" (2m 74cm)*

uPVC double glazed window to the front aspect, radiator.

**Bedroom Five**

*7'4" (2m 23cm) x 10'11" (3m 32cm)*

uPVC double glazed window to the rear aspect, radiator.

**Bathroom**

*7'3" (2m 20cm) x 5'3" (1m 60cm)*

uPVC double glazed window to the front aspect, white suite comprising of panel bath with Triton shower over, low level W.C., pedestal wash basin, chrome towel radiator, part tiled walls.

**Outside**

To the front aspect there is block paved driveway, mature hedging, trees and flowerbeds. To the rear the garden is tiered with lawn areas, mature trees and shrubs and various of plants, flagged patio, outside tap, shed, greenhouse and gated access to the canal.



