



Lynton Drive, High Lane, Stockport, SK6



# 75 Lynton Drive, High Lane, Stockport, SK6 8JF

Guide Price **£360,000**

CORNER PLOT SEMI-DETACHED HOME

NEAR LOCAL AMENITIES & WELL REGARDED SCHOOLS

3 BEDROOMS

COUNCIL TAX BAND C

2 RECEPTION ROOMS

TENURE: FREEHOLD

DRIVEWAY PARKING & GARAGE

NO ONWARD CHAIN

POPULAR RESIDENTIAL ESTATE

A wonderful opportunity to acquire this lovely three bedroom semi-detached residence, nestled within a popular residential estate and just a leisurely stroll away from the vibrant heart of High Lane's village and extremely well regarded primary schools, this home enjoys the privilege of an extremely private corner plot position.

Boasting an excellent layout, featuring an inviting and spacious entrance hall with useful under stairs storage, living room with opening through to dining room with sliding patio doors giving views and access to the rear garden.

There is then the fitted kitchen. To the first floor, the landing provides access to three bedrooms and the shower room, fitted with white suite.

Externally, the property has lawned gardens to three sides, enclosed by mature hedges, trees and fence panels to the rear. The property sits on a generous corner plot, which allows for driveway parking and a detached garage to the rear.

Advantages include double glazing and gas central heating. A viewing of this property comes highly recommended. NO ONWARD CHAIN

## GROUND FLOOR

### Entrance Hall

12'7" (3m 83cm) x 5'1" (1m 54cm)

With composite entrance door, uPVC double glazed windows to front and side aspect, double radiator, staircase ascending to first floor and under stairs storage cupboard.

### Kitchen

9'11" (3m 2cm) x 7'4" (2m 23cm)

With uPVC double glazed windows to the side and rear elevations, uPVC double glazed door giving access to the rear garden. The kitchen has been fitted with a range of wall and base level units, with working surfaces incorporating the stainless steel sink and drainer unit. Plumbed for washing machine, electric cooker point, wall mounted Potterton central heating boiler and power points.

### Dining Room

10'8" (3m 25cm) x 8'7" (2m 61cm)

With double glazed sliding patio doors to the garden, radiator, power points and access to living room.

### Living Room

12'7 x 10' (3m 4cm)

With uPVC double glazed window to the front, double radiator, feature fireplace with gas fire, TV point, ceiling light point and power points.

## FIRST FLOOR

### Landing

6'4" (1m 93cm) x 3'7" (1m 9cm)

With uPVC double glazed window to the side aspect, loft access hatch, balustrade.

### Bedroom 1

12'8" (3m 86cm) x 9'3" (2m 81cm)

With uPVC double glazed window to the front aspect, ceiling light point, power points, radiator and a range of fitted bedroom furniture comprising wardrobes,

wall units and bedside cabinets.



**Bedroom 2**

10'9" (3m 27cm) x 9'9" (2m 97cm)

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

**Bedroom 3**

9'7" (2m 92cm) x 6'4" (1m 93cm)

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

**Shower Room**

7'2" (2m 18cm) x 6'3" (1m 90cm)

The bathroom has been fitted with a white suite comprising shower cubicle with Triton shower, vanity wash hand basin with storage underneath, concealed WC, chrome towel radiator, tiled walls and Creda electric heater. With uPVC double glazed window to the rear elevation and ceiling light point.

**OUTSIDE****Driveway Parking to Rear****Detached Garage****Front & Rear Gardens**

The property sits on a generous corner plot, having a private rear garden which is mainly laid to lawn with flagged patio to the immediate rear, being enclosed by neat hedge and fence boundaries. The front garden is again mainly laid to lawn, with concrete path to front door and having an array of hedge, trees and flowering plants to the boundaries.

**AGENTS NOTES****Viewing Arrangements**

Viewings are 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 - To Follow****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 required. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

**Property Misdescriptions Act**

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