



Coppice Close, Disley, Stockport, SK12

Asking Price **£550,000**

Three Large Double Bedrooms	Commanding 0.26 Acre Freehold Pot	Unique Family Detached House	Expansive Garage Space	Two Reception Rooms
Spacious Breakfast Kitchen	Beautiful Front & Rear Gardens	Chain Free!	Requires Some Modernising	Downstairs W.C.
Cul -De-Sac Location With Views Of Lyme Park	Council Tax Band F	Tenure: Freehold	EPC Rating: D	

Ian Tonge Property Services are delighted to offer for sale this unique spacious three double bedroomed detached house which commands a fantastic 0.26 acre freehold plot at the top of a small cul-de-sac, with views of Lyme Park. The property comprises of entrance sunroom, hallway, downstairs W.C., dining room, lounge, breakfast kitchen, landing, three double bedrooms, shower room and separate W.C.. Outside there are beautiful private gardens, well stocked with mature fruit trees, including apple and damson, a greenhouse and a spacious double garage. The property does require some modernisation, giving scope for potential buyers to improve to their own standards. Worthy of mention is that the property is double glazed, warmed by gas central heating and there is **NO ONWARD CHAIN!**

Entrance/Sunroom

16'6" (5m 2cm) x 6'7" (2m 0cm)

Entrance door, uPVC frame, double glazed windows, tiled floor, radiator, power points, door to the hallway.

Hallway

6'3" (1m 90cm) x 13'8" (4m 16cm)

uPVC entrance door, staircase leading to the first floor, radiator.

Downstairs W.C.

2'7" (78cm) x 7'7" (2m 31cm)

Low level W.C., hand wash basin, double glazed window.

Dining Room

11'6" (3m 50cm) x 13'4" (4m 6cm)

Single glazed window to the front aspect, radiator, feature fireplace, wall lights, door leading to the lounge, power points.

Lounge

11'0" (3m 35cm) x 17'4" (5m 28cm)

Two sets of patio doors leading to the rear garden, two radiators, power points, double doors leading to the kitchen.

Breakfast Kitchen

17'2" (5m 23cm) x 8'7" (2m 61cm)

Double glazed windows to the rear aspect, range of fitted wall and base units, work surfaces with inset stainless

steel sink unit, built-in Siemens electric oven and NEFF hob, part tiled walls, storage pantry, radiator, power points, access to the hallway and garage.

Landing

6'3" (1m 90cm) x 2'8" (81cm)

Loft access, doors to the various rooms.

Bedroom One

14'9" (4m 49cm) x 12'4" (3m 75cm)

Double glazed window to the front aspect, radiator, storage cupboards, power points.

Bedroom Two

11'0" (3m 35cm) x 17'6" (5m 33cm)

Double glazed windows to the rear aspect, radiator, vanity sink with base unit, power points.

Bedroom Three

10'9" (3m 27cm) x 14'11" (4m 54cm)

Double glazed windows to the front and rear aspects, built-in wardrobes/storage cupboards, radiator, vanity sink unit, power points.

Shower Room

7'4" (2m 23cm) x 5'7" (1m 70cm)

Double glazed window to the rear aspect, shower cubicle with seat, pedestal wash basin, pedestal wash basin, chrome towel radiator, tiled walls, airing cupboard.

Separate W.C.

2'8" (81cm) x 5'4" (1m 62cm)

Double glazed window, low level W.C.

Outside

Long driveway leading to the double garage, beautiful private garden which is lawned with mature shrubs and trees, well stocked borders and pond. The rear garden has a flagged area, lawn, mature shrubs, trees and a variety of plants, greenhouse.

Double Garage

Electric double garage door, double glazed window. New gas central heating boiler, door to the garden, electric and gas meters, water tap, plumbing for the washing machine.



