

Windermere Road, High Lane, Stockport, SK6

Asking Price £289,500

3 Bedroom Extended Semi-Detached | Very Popular Residential Location | Large Breakfast Kitchen | Well Maintained and Updated | Gas Central Heating and Double Glazing

Garage | Superb Rear Garden | Utility Room

3 BEDROOM EXTENDED SEMI DETACHED HOUSE SITUATED IN POPULAR RESIDENTIAL AREA. The property offers good well maintained family accommodation with superb rear garden. An internal viewing is strongly recommended.

Briefly the accommodation comprises of entrance hall, large lounge, dining room overlooking rear garden, spacious breakfast kitchen, utility room, rear porch, landing, 3 bedrooms, bath/wc with white suite.

Advantages include gas central heating, double glazing and garage. There is parking for additional cars and superb rear garden.

Entrance Hall
6'3" (1m 90cm) x 5'9" (1m 75cm)
timber part glazed front door, single radiator, centre ceiling light, storage cupboards, oak effect panelled door to lounge.

Lounge
uPVC double glazed window to front, three double radiators, feature fireplace with coal effect electric ornamental fire, feature alcove with lighting, wall lights, power points, tv aerial points, cornice to ceiling.

Dining Room
11'3" (3m 42cm) x 10' (3m 4cm)
aluminium double glazed patio doors leading to garden, centre ceiling light, double radiator, power points, cornice to ceiling.

Dining Kitchen
16'3" (4m 95cm) x 11' (3m 35cm)(maximum measurements)
uPVC double glazed window to rear, uPVC double glazed window to side, L-shaped dining kitchen with a range of fitted cupboards and drawers, concealed lighting, Hotpoint built-in double electric oven with grill, electric hob with extractor over, Hotpoint integrated dishwasher, plumbing for washing machine, one and a half bowl stainless steel sink with mixer tap and feature lighting above, integrated fridge, two single radiators, ceiling lights, power points.

Utility Room
5'6" (1m 67cm) x 4'9" (1m 44cm)
work top surfaces, built in shelving, space for tumble dryer, space for fridge, recessed ceiling down lights, power points. Access door to single garage.

Down Stairs WC
vanity wash hand basin with cupboard below, low level wc, extractor fan, single radiator, recessed ceiling down lights.

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Garage
17'3" (5m 25cm) x 8' (2m 43cm)
up and over door, fluorescent lighting, timber single glazed window to side, power points, gas meter, electric meter, Worcester gas central heating boiler.

Rear Porch
5' (1m 52cm) x 7'3" (2m 20cm)
timber part glazed door to rear garden, two timber single glazed windows, single radiator, power points, centre ceiling light.

First Floor

Landing
uPVC double glazed window to side, built-in storage cupboards housing hot water tank, cornice to ceiling, access to part boarded loft space with pull down loft ladder and light.

Bedroom 1
14'3" (4m 34cm) x 10' (3m 4cm)
uPVC double glazed window to rear, single radiator, cornice to ceiling, centre ceiling light, power points.

Bedroom 2
11' (3m 35cm) x 10' (3m 4cm)
uPVC double glazed window to front, fitted wardrobes and bedside units with overhead storage, cornice to ceiling, centre ceiling light and power points.

Bedroom 3
11' (3m 35cm) x 7'6" (2m 28cm)
uPVC double glazed window to rear, single radiator, cornice to ceiling, power points.

Bathroom
7'6" (2m 28cm) x 5'3" (1m 60cm)
uPVC double glazed window to front, uPVC double glazed window to side, fully tiled walls, vanity wash hand basin with cupboards below and mirror with lighting, panelled bath with electric shower over and shower curtain, low level wc, single radiator, recessed ceiling lights.

Outside

Gardens
to the front of the property there is a block paved driveway, flower beds with shrubs and mature trees and outside lighting. To the rear of the property there is a flagged patio area with flagged pathway, lawns, mature trees, shrubs and flower beds. There is an ornamental pond, green house and steps up to a raised garden with mature hedging and a seating area. Outside lighting, two outside water taps, side passageway with security gate.

Tenure
we are advised that the property is Freehold. A raised section of the rear garden is rented from Network Rail at a current rate of £74 per annum.

Council Tax
the property is Council Tax Band C with Stockport MBC.

Directions
from our High Lane office proceed down the A6 Buxton Road in the direction of Hazel Grove. Take the third right into Windlehurst Road at the traffic lights. Take the third right into Windermere Road and the property is on the right hand side.

Viewing Arrangements
strictly by appointment with Ian Tonge Property Services 150 Buxton Road, High Lane, Stockport, SK6 8EA. Telephone 01663 762 677.

Agent's Notes

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 Misdescription 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.












