



Windlehurst Road, High Lane, SK6



12 Windlehurst Road, High Lane, Stockport, SK6 8AB

Guide Price **£395,000**

TRADITIONAL RED BRICK SEMI-DETACHED 3 BEDROOMS 2 RECEPTION ROOMS UTILITY ROOM/OFFICE FULLY RENOVATED (INCLUDING RE-WIRE, UPVC WINDOWS, DOORS ETC.)
DRIVEWAY PARKING & HALF GARAGE DISTANT VIEWS EPC RATING D COUNCIL TAX BAND C TENURE- FREEHOLD

This handsome red brick semi-detached home dating back to the early 1900's and standing proudly behind its neat block paved driveway offering parking for numerous vehicles, has recently been sympathetically yet meticulously renovated to the highest standard, now boasting immaculate accommodation with high quality fixtures & fittings, but still enjoying and period features such as tall ceilings, cast iron fireplaces and deep skirting boards. Spanning two floors and enjoying three double bedrooms, two reception rooms, a contemporary newly fitted dining kitchen, separate utility room/office/store (with exterior access) and having a modern re-fitted bathroom suite with attractive tiling.

The property is situated on a popular and highly convenient road just moments from High Lane's vibrant village center, where an abundant array of cafe's, pubs, and shops can be found, along with beautiful walks along the canal, Lyme park being a short distance away and of course having excellent commuter links including the new Manchester relief road.

In brief, the accommodation comprises an entrance porch with traditional red brick flooring, leading to a welcoming entrance hallway with attractive wood effect flooring, sitting room with feature fireplace and square opening to the dining room, completing the ground floor is the newly fitted timeless kitchen. The first floor reveals three good sized bedrooms, two of which having feature cast iron fireplaces and all enjoying far reaching views of either High Lane Park or towards Manchester. There is then the recently re-fitted bathroom with traditional style white suite, having bath with rain head shower over. Externally there is driveway parking, a half garage store and the utility/office with separate external access. The garden abuts High Lane's allotments to the rear which provides a private & pretty outlook to the rear.

The current vendors have shown real passion and care during the renovation, which truly has been a labor of love to create a move in ready 'forever home' with the property being carefully stripped back to brick and re-plastered, but also benefiting from: Rewire, new board. Cat6 data sockets added in required places, cab fitted in external office New smoke alarms All new pipes upstairs and heating system New radiators New windows New front door and garage door New internal doors New kitchen and appliances New bathroom New floors and carpets Loft insulated re-lagged and roof repaired New banister, architraves, skirting Opened up the lounge and dining area Restructured upstairs with new stud walls etc A viewing of this magnificent property is highly recommended to appreciate the hard work and care that has lovingly restored this characterful property for modern living.

GROUND FLOOR

Entrance Porch

Entered through a new and extremely attractive period style composite entrance door, ceiling spot light, red brick flooring and giving access to the wooden entrance door to:-

Entrance Hallway

With beautiful smoked Oak effect laminate flooring with Herringbone finish, stairs ascending to first floor, deep skirting boards, ceiling spotlights and wooden door with glass insert through to:-

Living Room

With newly fitted neutral carpets, deep skirting boards, uPVC double glazed windows to the side and rear, radiator, power points, ceiling spot lights and ceiling light point. Large square opening through to:-

Sitting Room

A beautiful bright room with large uPVC double glazed window to the front elevation, newly fitted carpets, ceiling spotlights, ceiling light point, power points, radiator, built in storage cupboard with shelving over built to the side of the chimney breast and feature cast iron wood burning stove set to the chimney breast recess.

Kitchen

The Kitchen has been fitted with a modern range of navy blue base level units with soft close fixtures and having contrasting wood effect wall units to add character. Complimented further by Marble working surfaces that incorporate the Quartz composite sink and drainer unit with heritage style mixer tap. Integrated appliances have recently been installed, with the majority having 2 year gaurentees in place and consisting of a Beko oven and grill, Beko hob and extractor fan over, Beko dishwasher and full height fridge/freezer. There is a tall larder cupboard which houses the Ideal logic combi boiler. UPVC double glazed window to the side elevation and uPVC double glazed French doors to the rear providing views and direct access to the rear garden. Ceiling spotlights, power points, radiator and attractive smoked Oak effect laminate flooring.

FIRST FLOOR

Landing

With newly fitted neutral carpet, return of the wooden spindle balustrade and bannister rail, having ornate newel posts. Ceiling spotlights, power points, loft access hatch.

Bedroom 1

A large bedroom having two uPVC double glazed windows to the front elevation, giving far reaching views towards Manchester. Cast iron feature fireplace, ceiling spot lights, power points, deep skirting boards and radiator.

Bedroom 2

A bright room having feature cast iron fireplace, ceiling spot lights, ceiling light point, power points, deep skirting board, radiator and uPVC double glazed window to the rear, overlooking the rear garden, allotments and also High Lane Park.

Bedroom 3

With ceiling light point, power points, deep skirting board, radiator and uPVC double glazed window to the rear, overlooking the rear garden, allotments and also High Lane Park.

Family Bathroom

A newly fitted bathroom comprising paneled bath with hot and cold mixer taps, curved glass shower screen, rain head shower and body jet attachments. Victorian style WC with traditional flusher and co-ordinating period style vanity wash hand basin, having ceramic sink with heritage style hot and cold mixer tap and storage cupboard below with chrome cup handles. Chrome wall hung towel rail, ceiling spot lights, uPVC double glazed window to the side, attractive high quality vinyl flooring with a pretty tile effect.

OUTSIDE

Detached Utility Room/Office

The garage of the property has been part converted to provide a further room with uPVC double glazed windows which would lend itself to a number of uses, such as a utility/laundry room or an office.

Garage Store

Driveway Parking

Neat block paved driveway with dwarf stone wall to the front boundary and heges adding a degree of privacy, allowing parking for two vehicles.

Rear Garden

The garden is mainly laid to lawn, with dwarf brick wall to the rear. The garden enjoys views over High Lane's allotments and looks towards High Lane Park.

AGENTS NOTES

Tenure - Freehold

Council Tax Band C with Stockport MBC

EPC Rating - D



