



Windlehurst Road, High Lane, Stockport, SK6



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

Asking Price **£220,000**

TRADITIONAL RED BRICK MID TERRACED HOME

CHARACTERFUL FEATURES, SUCH AS EXPOSED BRICK FIREPLACES

DECEPTIVELY SPACIOUS

CONVENIENT LOCATION

TWO RECEPTION ROOMS

EPC RATING - TO FOLLOW

THREE BEDROOMS

COUNCIL TAX BAND - C

PLEASANT VIEWS TO REAR

TENURE - FREEHOLD

This traditional, garden fronted red brick mid-terraced property is bursting with character and set back from the road and enjoys beautiful views to the rear overlooking High Lane allotments and park, boasting a highly convenient location just moments from High Lane's vibrant High Street, where a vast range of local amenities, such as pubs, cafe's and independent shops can be found, as well as High Lane's award winning doctors surgery. The property is in the heart of High Lane, with countryside and canal side walks on its doorstep, as well as giving easy commuter links with access to the Manchester Relief road close by, as well as having excellent schools within the vicinity.

The property is deceptively spacious, with tall ceilings to both floors and having good sized living accommodation, with an extension to the front and also offering characterful features, such as exposed brick fireplaces to both reception rooms, picture rails, ornate coving and stripped and revealed floorboards throughout.

Accommodation briefly comprises: Entrance lean to/sun room with tiled floor and double glazed windows overlooking the pretty front garden, kitchen with fitted stainless steel sink, large hallway with under stairs store cupboard, sitting room with double doors opening through to the dining room, both of which feature exposed brick fireplaces and then a rear porch/boot room. The first floor and landing gives access to two double bedrooms and a further single bedroom, with the master bedroom and third bedroom both offering far reaching views over the allotments and High Lane park and playing fields, all serviced by the first floor bathroom fitted with white bathroom suite. Externally, the property is approached over a flagged pathway which is secured to the front with cast iron gate and passes the neat and well maintained front garden, with lawn and well stocked borders. Well placed trees and bushes provide a high degree of privacy to the front aspect. To the rear, there is a flagged patio with pathway which extends to the lawned area enclosed with quaint stone wall to the back which adjoins the allotments.

The property provides an excellent, well cared for, blank canvas for any purchaser to put their own stamp on, with the opportunity to create a wonderful well sized home. It is worth noting that the property currently does not have a central heating system and a purchaser may wish to explore whether it would be an option to create driveway parking to the front, as the neighboring properties have done.

A viewing of this property comes highly recommended to appreciate the huge potential on offer.

GROUND FLOOR

Entrance Lean To/Sun Room

With uPVC double glazed windows to the front and side elevations, uPVC entrance door, tiled floor, picture rail, wall light points x 3, picture rails and power points.

Kitchen

With uPVC double glazed and frosted window to the front elevation, ceiling light point, power points, stripped and revealed floorboards, stainless steel sink and drainer unit with tap.

Living Room

A bright room, having window to the front, feature fireplace with exposed brick chimney breast and stone tiled hearth, picture rail, ceiling light point, power points and double sliding doors to:-

Dining Room

With uPVC double glazed window to the rear elevation, stripped and revealed floorboards, exposed brick feature fireplace with stone tiled hearth, ceiling light point, power points, ornate coving, picture rails.

Hallway

Again having attractive stripped and revealed floorboards, two ceiling light points, uPVC double glazed window to rear, power points, stairs with wooden spindles and hand rail ascending to first floor with useful storage cupboard under, picture rail.

Rear Porch/Boot Room

With tiled floor, wall light point, power points, uPVC double glazed window to the side, rear and door to the other side giving access and views to the rear garden.

FIRST FLOOR

Landing

Again having stripped and revealed floorboards, return of the wooden spindle staircase, power points, ceiling light point.

Bedroom 1

A good sized room, having uPVC double glazed window to the rear elevation providing beautiful views over High Lane allotments and High Lane Park, stripped and revealed floorboards, ceiling light point, power points, picture rail.

Bedroom 2

With uPVC double glazed window to the front elevation, ceiling light point, power points, stripped and revealed floorboards, picture rail.

Bedroom 3

Having uPVC double glazed window to the rear elevation providing beautiful views over High Lane allotments and High Lane Park, stripped and revealed floorboards, ceiling light point, power points, picture rail.

Bathroom

Fitted with a white bathroom suite, comprising pedestal wash hand basin, WC and bath, uPVC double glazed & frosted window to the front, ceiling light point, part tiled walls, stripped and revealed floorboards.

OUTSIDE

Front & Rear Garden

The property is approached through a cast iron gate, giving access to a flagged pathway which passes the neat lawned front garden with well stocked borders and giving access to the front entrance door. The rear garden has a flagged pathway, which extends across the width of the property and then down towards the rear of the garden, passing the well maintained lawned garden with flower bed borders. There is a quaint stone wall enclosing to the rear, where the property abuts the allotments. There appears to be a right of way at the rear of the garden, where gates to the neighboring gardens can be found at either side.



