



Lyme Road, Disley, Stockport, SK12



# 26 Lyme Road, Disley, Stockport, SK12 2LL

Asking Price **£810,000**

Stunning Four Bedroom Detached	Desirable Location	Four Reception Rooms	Beautiful Landscape Gardens	Stylish Family Bathroom
0.27 Acre Freehold Plot	Many Attractive Features	Council Tax Band G	Bespoke Fitted Kitchen	uPVC Double Glazing & Gas Central Heating

Located on the highly sought-after Lyme Road in Disley, this attractive four bedroomed detached property commands a fantastic 0.27 acre freehold plot with stunning landscaped gardens.

As you step into this magnificent property, the spacious hallway forms an inviting initial impression. The house impressively boasts a total of four reception rooms, perfect for all social and relaxation needs. Each room is thoughtfully designed with a warming influx of natural light. The living room, in particular, forms the heart of the house, where a combination of tasteful interiors and cosy atmosphere makes for a relaxing retreat.

The four well proportioned bedrooms offer ideal family accommodation. The master bedroom is in keeping with the size of the house and fitted with a range of bedroom furniture and a wash basin. The property also benefits from a stylish family bathroom equipped with shower and freestanding bath, plus a useful study.

The home's warm and inviting atmosphere is perfectly matched by its exterior. With unwavering attention to detail, the outdoor space has been immaculately maintained. There's plenty of space for outdoor fun, gardening, or simply relaxing in the serenity of your own private outdoor domain.

Overall, this property is an exceptional house, decorated to a high standard and set within a desirable location. With its spacious layout, inviting reception rooms, tranquil bedrooms, and outstanding outdoor space, this house unlocks an opportunity for a lifestyle defined by tranquility, convenience, and ultimate comfort, an opportunity not to be missed.

### Entrance Hall

12'10" (3m 91cm) x 5'10" (1m 77cm)

Entrance door, leaded window, feature wooden panelling, plate rack, radiator, beamed ceiling, large walk-in cupboard under the stairs, turn staircase leading to the first floor.

### Living Room

14'10" (4m 52cm) x 16'10" (5m 13cm)

uPVC double glazed window to the front aspect, feature ingle nook with uPVC double glazed windows either side and focal fireplace, cornice to the ceiling, radiators, TV aerial, power points, access to the sun room.

### Sun Room

13'6" (4m 11cm) x 15'0" (4m 57cm)

Brick base with specialised solid conservatory roof with ceiling windows, uPVC double glazed windows, double doors leading to the garden, radiator.

### Dining Room

12'10" (3m 91cm) x 16'11" (5m 15cm)

uPVC double glazed window to the rear aspect, radiator, plate rack, beamed ceiling, TV aerial.

### Kitchen

9'7" (2m 92cm) x 14'1" (4m 29cm)

uPVC double glazed window to the rear aspect, bespoke fitted wall and base units, granite work surfaces with inset Franke sink with mixer tap, Rangemaster cooker, extractor hood, integrated dishwasher and washing machine, radiator, tiled floor, ceiling downlighters, walk-in pantry.

### Morning Room

9'10" (2m 99cm) x 13'0" (3m 96cm)

uPVC double glazed window to the side aspect, uPVC double glazed doors



leading to the rear garden, tiled floor, radiator.

**Front porch**

*2'11" (88cm) x 4'6" (1m 37cm)*

Entrance door, quarry tiled floor, light.

**Downstairs W.C.**

*2'11" (88cm) x 4'4" (1m 32cm)*

uPVC double glazed window to the front aspect, tiled floor, part tiled walls, low level W.C., hand wash basin, towel radiator.

**Utility Room**

*9'11" (3m 2cm) x 3'11" (1m 19cm)*

Vaillant central heating boiler, power and light.

**Landing**

uPVC double glazed windows to the front, radiator, part panelled walls, loft access.

**Master Bedroom**

*11'7" (3m 53cm) x 16'10" (5m 13cm)*

uPVC double glazed windxows to the front and rear aspects, range of fitted wardrobes with matching window seat with storage and bedside cabinets, wash basin, radiator.

**Bedroom Two**

*12'10" (3m 91cm) x 15'0" (4m 57cm)*

uPVC double glazed windows to the rear and side aspect, fitted wardrobes with matching dressing table with vanity mirror, bedside cabinets, wash basin, radiator.

**Bedroom Three**

*9'9" (2m 97cm) x 9'7" (2m 92cm)*

uPVC double glazed window to the rear aspect, fitted wardrobes with matching wall units, bedside cabinets and dressing table, radiator.

**Bedroom Four**

*8'7" (2m 61cm) x 9'4" (2m 84cm)*

uPVC double glazed window to the rear aspect, built-in wardrobe, radiator, loft access.

**Study**

*5'7" (1m 70cm) x 3'7" (1m 9cm)*

uPVC double glazed window to the front aspect, radiator, telephone point.

**Family Bathroom**

*10'11" (3m 32cm) x 6'10" (2m 8cm)*

uPVC double glazed windxow to the front aspect, part panel walls, shower cubicle, freestanding bath, pedestal wash basin, towel radiator, ceiling downlighters.

**Separate W.C.**

*2'8" (81cm) x 5'9" (1m 75cm)*

uPVC double glazed window to the side aspect, low level W.C., hand wash basin, ceiling downlighters.

**Outside**

To the front aspect there is a feature block paved driveway which provides ample off road parking, lawned area, well stocked borders, mature trees and shrubs. The rear garden is a gardener's paradise, south facing and beautifully landscaped with extensive lawns, patio areas, well stocked borders, mature shrubs and trees, secluded area with shed. Outside there is also access to the storage basement of the property, giving additional useful storage.

