



Balmoral Drive, High Lane, Stockport, SK6



26 Balmoral Drive, High Lane, Stockport, SK6 8BN

Asking Price **£359,950**

Three Bedroom Semi-Detached Council Tax Band: D Detached Garage and Off Road Parking Tenure: Freehold uPVC Double Glazing and Gas Central Heating NO ONWARD CHAIN Popular Location Close to Local Amenities EPC Rating: D

Ian Tonge Property Services are delighted to market for sale this extended three bedroomed semi detached property with open plan, living room, dining room and kitchen. Located on a highly sought after road in High Lane within easy reach of local shops and amenities. The property is well presented and offers spacious family accommodation, briefly comprising of:- entrance porch, entrance hallway, beautiful bay fronted living room, onto the extended dining room, with French doors leading to the garden. Modern kitchen, with a further set of French doors leading to the side of the property. Downstairs W.C., stairs leading up to the first floor where there is a spacious master bedroom, two further bedrooms and a newly refurbished family bathroom. Externally, the property also benefits from an extensive paved driveway to the front with parking for multiple vehicles. The rear is enclosed by fencing, mature trees and bushes. Low maintenance artificial lawn, flower beds, patio area, shed and a detached garage which has been converted into two sections, one part housing a gym, but could be a great office space. Property also benefits from uPVC double glazing and gas central heating. Great opportunity to own a fantastic property with NO ONWARD CHAIN!

Porch

2'11" (88cm) x 5'10" (1m 77cm)

Composite front door, with surrounding obscured uPVC double glazed windows, exposed painted brick walls, wall light.

Entrance Hallway

3'0" (91cm) x 8'4" (2m 54cm)

Door into entrance hall, uPVC double glazed window, laminate flooring in a pale oak effect and laid in a herringbone style. Radiator, stairs leading up to the first floor, cupboard with fuse board and electric meter, ceiling light, new modern doors, with stylish black handles, leading into living room and kitchen. Cupboard under the stairs.

Living Room

22'4" (6m 80cm) x 10'6" (3m 20cm)

Large uPVC double glazed window to the front aspect, media wall with shelving, illuminated with spotlights, featuring a contemporary wall hung log effect electric fireplace. Two ceiling lights, radiator, plush carpets, black framed, glass bi-folding doors separating the living room from the dining room for optional open living.

Dining Room

7'7" (2m 31cm) x 13'6" (4m 11cm)

Extension to the back of the property. Spacious room with Velux windows, pale oak effect laminate flooring laid in a contemporary herringbone style. Radiator, downlights, uPVC double glazed window and French doors leading out into the garden. Access into corridor with two doors leading into W.C. and access into the kitchen.

Inner Hallway

4'8" (1m 42cm) x 3'10" (1m 16cm)

Doors into W.C. and kitchen. Laminate flooring continuing throughout extension. Downlights, radiator and uPVC double glazed window.

Downstairs W.C.

2'6" (76cm) x 3'11" (1m 19cm)

Laminate flooring following on from dining room, corner sink with contemporary black tap, toilet, uPVC double glazed obscured window, extractor and downlights.

Kitchen

18'0" (5m 48cm) 8'3" (2m 51cm)

Modern shaker style pebble/grey coloured wall and base units with chrome handles and laminate worktops. Pale oak effect laminate flooring flowing through the ground floor, integrated oven, grill, extractor, induction hob, sink with drainer and tap. uPVC double glazed window and French doors to the side

aspect. Radiator and downlights.

Landing

5'11 x 5'10" (1m 77cm)

stairs up to to the landing, uPVC double glazed window, loft hatch, radiator, cupboard with combi gas central heating boiler, doors leading into bathroom and bedrooms.



Bedroom One

14'9" (4m 49cm) x 10'8" (3m 25cm)

Great size double bedroom with large uPVC double glazed window to front aspect, contemporary wardrobes, radiator, plush carpet, ceiling light, blinds and Virgin broadband point.

Bathroom

5'5" (1m 65cm) x 6'8" (2m 3cm)

Modern family bathroom with acrylic marble effect panelled walls, shower over bath, black rain shower head with separate shower head. Glass shower screen with black trim, uPVC obscured double glazed window, sink with black mixer tap, toilet, black towel radiator, vinyl flooring and downlights.

Bedroom Two

8'5" (2m 56cm) x 8'4" (2m 54cm)

Good size double bedroom with uPVC double glazed window overlooking the garden, wall panelling, radiator and ceiling light.

Bedroom Three

7'5" (2m 26cm) x 12'3" (3m 73cm)

uPVC double glazed window to front aspect, radiator and ceiling light.

Garden

Steps down from the dining room French doors onto the paved patio and into the well kept garden, with low maintenance artificial lawn, flower beds, trees and bushes. Wall lights, shed, door into the gym section of the garage, wooden fencing and gated access onto the driveway.

Garage Gym/Office

10'11" (3m 32cm) x 8'9" (2m 66cm)

Boarded converted multi-functional room. Great gym space. uPVC double glazed window, spot lights, vinyl flooring and power sockets.

Garage

With remote control up and over garage door, storage area, power sockets and light.

Driveway and Front Garden

Driveway with space to park multiple vehicles, fencing, well maintained front patio with bushes and plants. Gas meter.

