



Rostherne Avenue, High Lane, Stockport, SK6



1 Rostherne Avenue, High Lane, Stockport, SK6 8AR

Asking Price **£399,950**

4 Bedroom Detached Dormer Bungalow
Great Location

Large Landscaped Garden
Gas Central Heating

Spacious Reception Rooms
Council Tax Band - E

Four Good Sized Bedrooms
EPC Rating: D

Garage and Driveway
Tenure: TBC

Ian Tonge Property Services are delighted to offer for sale this four bedroomed detached dormer bungalow, which is located in a popular area and conveniently placed for shops and amenities. The property is chain free and requires refurbishments throughout. The accommodation comprises of entrance hall, bedroom, bathroom, kitchen, spacious living room and dining room. To the first floor you will find a landing with doors leading into three well proportioned bedrooms. Outside there is a large manicured rear garden, front garden, driveway for multiple vehicles and garage. The property also benefits from gas central heating.

Hallway

6'6" (1m 98cm) x 11'9" (3m 58cm)

Composite glass front door with window either side. Stairs leading up to the first floor. Doors into bedroom, bathroom, kitchen and living room. Alarm, thermostat, smoke alarm and ceiling light.

Bedroom One

10'7" (3m 22cm) x 11'9" (3m 58cm)

Window to the front aspect, radiator and ceiling light

Bathroom

8'8" (2m 64cm) x 5'10" (1m 77cm)

Vinyl flooring, half tiled, bath with shower head, shower cubicle, toilet, sink, radiator, cupboards and two windows.

Kitchen

8'9" (2m 66cm) x 15'9" (4m 80cm)

Wall and base units with worktop and splash back, sink, drainer and tap. Oven, grill and electric hob. Vinyl flooring, door into garden, radiator and three windows.

Living Room

17'10" (5m 43cm) x 11'9" (3m 58cm)

Fireplace with gas fire, wall lights, radiator, ceiling lights. Living room/ dining room separated by pillars.

Dining Room

17'1" (5m 20cm) x 10'10" (3m 30cm)

Fireplace with gas fire, patio doors leading out into the garden, wall lights, ceiling light and radiator.

Landing

3'1" (93cm) x 4'9" (1m 44cm)

Doors into bedrooms

Bedroom Two

12'3" (3m 73cm) x 9'2" (2m 79cm)

Window to the front aspect, cupboards, ceiling light and radiator. Access into the eaves.

Bedroom Three

11'8" (3m 55cm) x 6'1" (1m 85cm)

Large window overlooking the garden, cupboards, ceiling light, radiator and access into eaves.

Bedroom Four

10'9" (3m 27cm) x 9'0" (2m 74cm)

Window to side aspect, cupboards, ceiling light, radiator and access into eaves.

Outdoor Space and Driveway

Large garden, paved seating area, with path leading to the end of the garden, manicured lawn, mature trees, bushes and flower beds, wooden fencing and

gated access to both sides of the property leading to the front aspect. Front garden, with mature trees, plants and lawn. Driveway, garage door and security light.

Garage

8'2" (2m 48cm) x 25'5" (7m 74cm)

Vaillant Boiler, gas and electric meters. Up and over manual garage doors to both the front and rear. Electric sockets and light.



