



Balmoral Drive, High Lane, Stockport, SK6



# 27 Balmoral Drive, High Lane, Stockport, SK6 8BN

Asking Price **£295,000**

Three Bedroom Semi-Detached Property  
Great Location

Spacious Reception Room  
No Chain!!

Good Size Garden  
Renovation Project Throughout

Garage and Driveway  
Council Tax Band: C

Double Glazing & Gas Central Heating  
Tenure: Leasehold

Ian Tonge Property Services offer for sale this three bedroom semi detached house, which is located in the popular area of Balmoral Drive and conveniently placed for local shops and amenities. The property is chain free and comprises of entrance hall with stairs up to the first floor, living room/dining room, conservatory, kitchen, landing, three bedrooms, bathroom and loft space. Outside there is a great size garden to the rear with a large multi-purpose shed/garden room. To the front aspect there is a driveway providing off road parking, front garden and a garage for ample storage. Gas central heating and double glazing. The property does require internal renovation throughout, but is a fantastic potential project.

## Entrance Hall

5'10" (1m 77cm) x 10'7" (3m 22cm)

Enter into the property through the uPVC double glazed front door. Stairs up to the first floor, storage cupboard with electric meter and consumer unit under the stairs. Laminate flooring, ceiling light, radiator and alarm system.

## Living Room

13'4" (4m 6cm) x 22'1" (6m 73cm)

Large space, laminate flooring, modern coal effect gas fire, uPVC double glazed sliding door into the conservatory, decorative cornice and mouldings. Ceiling lights, uPVC double glazed window to the front aspect, wall lights, radiator and internet point.

## Conservatory

9'4" (2m 84cm) x 8'6" (2m 59cm)

uPVC double glazed windows, ceiling light, radiator, plug sockets, vinyl flooring and access into the garden.

## Kitchen/ Diner

16'5" (5m 0cm) x 8'8" (2m 64cm)

Wall and base units with worktop, sink, drainer and tap. Laminate flooring, Worcester boiler, range cooker with gas hob and extractor, dishwasher, two uPVC double glazed windows overlooking the garden and door leading out to rear aspect. Dining/breakfast area, with door into the garage.

## Landing

6'0" (1m 82cm) x 5'8" (1m 72cm)

uPVC double glazed window, loft hatch, wall and ceiling light. Doors into bedrooms and bathroom.

## Bedroom One

10'6" (3m 20cm) 13'2" (4m 1cm)

Great size double bedroom, uPVC double glazed window overlooking the front garden and driveway. Laminate flooring, fitted wardrobes, radiator and ceiling light.

## Bedroom Two

11'4" (3m 45cm) x 9'2" (2m 79cm)

Double bedroom, laminate flooring, uPVC double glazed window to the rear aspect, radiator and ceiling light.

## Bathroom

8'0" (2m 43cm) 6'1" (1m 85cm)

Three piece suite, including toilet, sink and corner bath. Shower cubicle, vinyl flooring, fully tiled, uPVC double glazed window and downlights.

## Bedroom Three

8'8" (2m 64cm) x 7'4" (2m 23cm)

vinyl flooring, radiator and uPVC double glazed window to the front aspect.

## Garage

7'8" (2m 33cm) x 12'7" (3m 83cm)

Double doors leading out to the driveway, gas meter, plug sockets and light.

## Front and Rear Garden

Front garden with mature bushes for privacy, gravelled and paved. Driveway for off road parking and access into the garage. Rear garden with a paved patio area, wooden fencing and bushes surrounding the perimeter, lawn and paved path down to the large shed/summer house with light and power.



