



Hilton Road, Disley, Stockport, SK12



15 Hilton Road, Disley, Stockport, SK12 2JU

Asking Price **£575,000**

Attractive Four Bedroom Detached Property Prime Location Spacious Reception Rooms Large, Beautifully Landscaped Garden Garage and Driveway for Multiple Vehicles
uPVC Double Glazing and Gas Central Heating Council Tax Band - F EPC Rating D Tenure - Freehold

Ian Tonge Property Services are delighted to offer for sale this attractive four bedroom detached house, located on a very desirable road, in the picturesque village of Disley. This fabulous family home commands a third of an acre plot, including a beautiful landscaped garden. The property requires some cosmetic updating giving the potential buyers the opportunity to modernise to their own standards. Accommodation briefly comprises of porch, entrance hall with downstairs W.C, dining room/lounge, reception room, fully functional kitchen with walk-in pantry, living room with fantastic views over the garden, landing, family bathroom, upstairs W.C and four well proportioned bedrooms. Externally there is a large driveway providing ample off road parking and a garage. Double glazing and gas central heating throughout.

Porch

3'0" (91cm) x 7'11" (2m 41cm)

Composite front door into the porch, uPVC double glazed window to the front aspect, window in to the hallway and ceiling light.

Hallway

11'8" (3m 55cm) x 11'9" (3m 58cm)

Door leading in to the hallway, stairs up to the first floor, with stained glass window on the stairs, two radiators, cupboard under stairs with electric fuse box and meter. Doors in to W.C, dining room, reception room, living room and kitchen.

Dining Room/Reception Room

13'3" (4m 3cm) x 11'10" (3m 60cm)

Stained glass uPVC double glazed bay window to the front aspect, gas fire, two radiators and ceiling light.

Reception Room

10'5" (3m 17cm) x 9'9" (2m 97cm)

Could be used as a breakfast room. Built-in cupboards with draws and shelves. Laminate flooring, radiator, uPVC double glazed windows and doorway into kitchen. Functional drying rack. Worcester Boiler - 2/3 years old and serviced every year.

Kitchen

6'4" (1m 93cm) x 10'10" (3m 30cm)

Base units with worktop, built in cupboard, shelves, tiled backsplash, sink with drainer and tap. uPVC double glazed window overlooking the scenic garden. Oven and grill. Laminate flooring, radiator, door into pantry and door out to the side of the property.

Downstairs W.C.

3'0" (91cm) x 2'9" (83cm)

Toilet, sink, uPVC double glazed window and ceiling light.

Living Room

16'8" (5m 8cm) x 13'11" (4m 24cm)

Stone fireplace with gas fire, shelving to either side, small uPVC double glazed windows on both sides, two radiators, ceiling light and extra large uPVC double glazed window overlooking the stunning garden.

Landing

3'9" (1m 14cm) x 10'7" (3m 22cm)

Loft hatch, cupboards and doors leading into bathroom, W.C. and bedrooms.

Bedroom Four

7'6" (2m 28cm) x 11'9" (3m 58cm)

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

Bedroom Two

13'4" (4m 6cm) x 11'11" (3m 63cm)

uPVC double glazed bay window overlooking the front, built in cupboards, radiator and ceiling light.

Upstairs W.C

3'10" (1m 16cm) x 4'10" (1m 47cm)

Half tiled room, toilet, uPVC double glazed window and ceiling light.

Bathroom

6'2" (1m 87cm) x 6'2" (1m 87cm)



Shower over bath, sink with tap, radiator, half tiled room, uPVC double glazed window and ceiling light.

Bedroom Three

7'4" (2m 23cm) x 10'11" (3m 32cm)

uPVC double glazed bedroom with views over the beautiful garden, radiator and ceiling light.

Bedroom One

14'9" (4m 49cm) x 11'11" (3m 63cm)

uPVC double glazed bedroom with views over the beautiful garden, cupboards, radiator, wall and ceiling lights.

Garage

25'4" (7m 72cm) x 9'6" (2m 89cm)

Up and over garage door, door leading into the garden, window, plug sockets and lights. Great storage.

Garden and Driveway

Stone patio, stairs up to the extensive lawn, mature trees, bushes and plants. Peaceful and tranquil South West facing garden. Shed, stone wall and stile at the end of the garden on to the former reservoir. Private driveway for ample off road parking.

