



Fairacres Road, High Lane, Stockport, SK6



# 34 Fairacres Road, High Lane, Stockport, SK6 8JQ

Asking Price **£179,950**

Two Bedrooms

High Standard Living  
Accommodation

Part Of Four Newly Converted  
Ground Floor Flats

Communal Grounds  
With Parking

Conveniently Located For High Lane  
Village And Amenities

Gas Central Heating With Stylish Radiators  
With A 5 Year Warranty

Luxury Kitchen &  
Bathroom

Large Walk-in Storage Cupboard With  
TV Booster Amp

Chain Free

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Ian Tonge Property Services are delighted to offer for sale this stunning two bedroomed ground floor flat that features a high standard of living accommodation throughout. Forming part of four newly transformed ground floor flats, the flat ensures convenience and desirability.

Step inside to discover a world of style and comfort. The open plan living room/kitchen is stunningly presented, airy with an attractive matt Dove Grey kitchen with beautiful granite work tops and built-in appliances. The reception room leads to two elegant bedrooms, a large walk-in storage cupboard, providing ample space for sundries. The property also features a luxury modern bathroom with stylish Italian porcelain tiles and matt black fittings. The apartment is further enhanced with TV points and internet access points to both bedrooms and the lounge area.

As an added advantage there are communal grounds with parking, affording convenience for vehicle owners and guests. Furthermore, the property is offered chain-free, negating potential complicated and time-consuming property chains.

Located conveniently close to High Lane Village, the new occupier will have the luxury of local amenities within an easy reach. Without a doubt, this home has been thoughtfully designed and equipped for modern living, leaving no stone unturned in providing an exquisite, well-rounded living experience. Viewers will truly appreciate the space and standards on offer with this ground floor flat.

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### Living Room/Kitchen

16'9" (5m 10cm) x 17'4" (5m 28cm)

uPVC door, uPVC double glazed window to the front aspect, stylish matt Dove Grey Howdens wall and base units with granite work surface and matching splash back, inset sink with mixer tap, built-in electric oven and hob, extractor hood, plumbed for washing machine, integrated fridge/freezer, Baxi central heating boiler, laminate flooring, radiators, TV point, ceiling downlighters, power points.

### Walk-in Storage Cupboard

5'1" (1m 54cm) x 4'0" (1m 21cm)

Large walk-in storage cupboard, fusebox, TV booster, laminate flooring, power points.

### Bedroom One

12'11" (3m 93cm) x 8'3" (2m 51cm)

uPVC double glazed window to the rear aspect, radiator, laminate flooring, meter cupboard, fire door, TV point, power points.

### Bedroom Two

10'9" (3m 27cm) x 8'6" (2m 59cm)

uPVC double glazed window to the rear aspect, radiator, laminate floor, TV point, fire door, power points.

### Bathroom

7'1" (2m 15cm) x 4'6" (1m 37cm)

Stylish white bathroom suite comprising of panel bath with screen and shower over, low level W.C., vanity sink, matt black fittings, Xpelair fan, ceiling downlighters, laminate flooring, tiled walls.

### Outside

There are communal gardens and parking for each flat.

### Tenure and Service Charge

The property is leasehold with a remaining balance from 999 years with a peppercorn rent of approx £6 per annum. There is an additional service charge payable of £100 each month which currently covers building insurance, maintenance of the car park, communal areas and gardens.





