



Chapel Cottage, Windlehurst Road, High Lane, SK6



Chapel Cottage, 119 Windlehurst Road, High Lane, Stockport, SK6 8AF

Asking Price **£295,000**

2 BEDROOM MID-TERRACED COTTAGE	EXTENDED TO GROUND FLOOR IN 2008	2 RECEPTION ROOMS	BALCONY STLYE GARDEN	OVERLOOKING WINDLEHURST CHURCH & PLAY PARK
CHARACTER FEATURES- EXPOSED BRICK, BEAMS, FIRE PLACES	PEACEFUL YET CONVENIENT LOCATION	EPC RATING - to follow	TENURE - FREEHOLD - COUNCIL TAX BAND C	

A charming two bedroom mid-terraced cottage, beautifully positioned overlooking Windlehurst Methodist Church, "Chapel Cottage" is tucked away from the road and deceptively spacious inside, benefiting from a rear extension with French patio doors opening out to the rear balcony. The property is nestled in a small row of terraces with just two other homes to either side, with parking to the rear (your legal representative should confirm this) and being within close proximity to Windlehurst Park, and then also the wealth of local shops, cafes, highly regarded schools, countrywide walks and other popular amenities that High Lane has to offer. The property retains period character features throughout, such as wooden beams, exposed brick and cast iron fireplace, but still enjoys contemporary fixtures and fittings, such as the modern kitchen, shower room and double glazing.

In brief, accommodation comprises: Welcoming entrance hallway with useful storage cupboard, opening out to the fabulous dining kitchen with shaker style fitted cupboards and having glass fronted display cupboards and style wicker baskets to add to the 'country cottage' feel, space for dining table, ample space for white goods and a further handy storage cupboard under the stairs. The sitting room has attractive wood effect laminate flooring which co-ordinates beautifully with the properties deep wooden skirting boards and also boasts the cast iron feature fireplace with tiled hearth, set to an attractive exposed brick chimney breast. There is then a large square opening through to the bright dining room with two Velux windows and French patio doors leading to the rear balcony, which provides an ideal, low maintenance sunny spot to sit outside. The first floor and landing reveal two bedrooms, which are larger than usual terraced properties bedrooms, the master having a beautiful circular feature window and the second giving ample space for wardrobes., which are both serviced by the family shower room with modern white three piece suite.

This property really must be viewed to appreciate the stunning position by the church and wonderful character features on offer. The property benefits from gas central heating and double glazing.

GROUND FLOOR

Entrance Hall

Entered via uPVC front door, with storage cupboard housing the IDEAL boiler and having space for a condenser tumble dryer. Stairs to first floor.

Dining Kitchen

The Kitchen has been fitted with a range of shaker style kitchen units, with some of the wall mounted units having glass display cabinets and also a range of wicker basket drawers to add to the 'country style' feel of the kitchen, the units are complimented further by Granite effect working surfaces that incorporate the circular sink and drainer units with spray hose mixer tap and tiled splash backs. Integrated appliances include an Electrolux hob with co-ordinating extractor fan, with double microwave oven/oven below, integrated Logik slimline dish washer and then having space for a fridge/freezer and washing machine. Wood effect laminate flooring, ceiling spot lights, uPVC double glazed window to the rear, wooden beam to ceiling, exposed brick pillar, useful under stairs storage cupboard, radiator and power points.

Sitting Room

With attractive wooden door having stained glass inserts, wood effect laminate flooring, deep wood skirting boards, ceiling light points, power points, radiator and beautiful cast iron fireplace set to an exposed brick chimney breast. Large square opening through to:-

Dining Area

Continuation of the attractive wood effect flooring, uPVC French doors which open out to the rear balcony, two Velux windows, deep wooden skirting boards, ceiling light points, power points, radiator.

FIRST FLOOR

Landing

With ceiling light point, power points and access to the loft access hatch.

Bedroom 1

With uPVC double glazed window to the rear elevation and further circular feature window, a larger than average bedroom with ceiling light point with dimmer, deep wooden skirting boards, power points, TV aerial point & radiator.

Bedroom 2

With uPVC double glazed window to the front elevation overlooking the church, ceiling light point, power points, radiator and deep wooden skirting boards.

OUTSIDE

Front & Rear

The property is approached through a gated passageway which passes the neighboring property and the church and leads to the front door. To the rear, there is a well positioned raised balcony style seating area which is enclosed with cast iron railing and a gate leading to the steps to the rear parking area.

Parking

We are advised by the current owner that the property benefits from an off road parking space, however this should be verified by your legal representative.

AGENTS NOTES

Viewings Arrangements

strictly by appointment with Ian Tonge Property Services 150 Buxton Road, High Lane, Stockport, SK6 8EA. Telephone 01663 762 677.

Tenure

We are advised the property is freehold.

Council Tax

the property is council tax band C with Stockport MBC.

Directions

from our High Lane office proceed down the A6 Buxton Road and turn first right into Andrew Lane, proceed to the end of Andrew Lane and turn left onto Windlehurst Road where the property will be found immediately on the right hand side next to Windlehurst Methodist Church.

FINANCIAL SERVICES

The selling agents will be pleased to assist prospective purchasers with all their financial arrangements whether purchasing through this agency or via another source. Please telephone or call in for an appointment without obligation. A written quotation is available on request. A contract of insurance may be required. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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