



Fairacres Road, High Lane, Stockport, SK6



9 Fairacres Road, High Lane, Stockport, SK6 8JQ

Asking Price **£335,000**

3 Bedroomed Semi Detached Single Extension to Rear Off Road Parking Detached Garage Requires Cosmetic Modernisation
uPVC Double Glazing & Gas Central Heating Two Reception Rooms Close to Local Amenities Landscaped Gardens to Front and Rear Chain Free

Ian Tonge property services are delighted to market for sale this three-bedroomed semi-detached family home and is offered to the market as chain free. The property is in need of some cosmetic modernisation and represents a great opportunity for those looking to add their own stamp.

Internally, the home has been extended to the rear, enhancing the downstairs living space. The accommodation comprises of entrance porch, hallway, lounge and separate dining room, fitted kitchen, rear utility room. The first floor comprises of:- landing, two double bedrooms and one single bedroom, bathroom. Outside the ample front and rear garden are well maintained and attractively landscaped and benefits from two patio seating areas. There is also off-road parking to the driveway and a detached garage providing further storage or workshop potential.

The property enjoys a convenient position, just a short walk from local amenities in the village of High Lane.

With its flexible living space, scope for improvement and popular location in High Lane and an early viewing is highly recommended.

Entrance Porch

5'10" (1m 77cm) x 5'10" (1m 77cm)

uPVC double glazed entrance porch leading to hallway.

Hallway

11'0" (3m 35cm) x 6'0" (1m 82cm)

Stairs leading to first floor, understairs storage cupboard, telephone point, radiator.

Lounge

18'6" (5m 63cm) x 10'0" (3m 4cm)

uPVC double glazed windows to front aspect, electric fire with decorative surround and marble hearth, T.V. point. Archway leading through to dining room.

Dining Room

11'8" (3m 55cm) x 8'0" (2m 43cm)

uPVC double glazed window to rear aspect, radiator.

Kitchen

10'1" (3m 7cm) x 7'3" (2m 20cm)

uPVC double glazed window to side aspect, glazed door leading to utility room. Fitted with a range of wall and base units with work surfaces incorporating a drainer sink unit, part tiled walls, plumbing for automatic washing machine, space for electric cooker, Xpelair fan. Wall mounted Logic gas central heating boiler.

Rear Porch/Utility

5'10" (1m 77cm) x 5'10" (1m 77cm)

uPVC double glazed window to rear and uPVC glazed door leading to garden area.

Landing

uPVC double glazed window to side aspect, access to loft void.

Bedroom One

12'6" (3m 81cm) x 9'9" (2m 97cm)

uPVC double glazed window to front aspect, range of fitted wardrobes and drawers, radiator.

Bedroom Two

10'7" (3m 22cm) x 9'10" (2m 99cm)

uPVC double glazed window to rear aspect, radiator, storage cupboard.



Bedroom Three

9'7" (2m 92cm) x 6'4" (1m 93cm)

uPVC double glazed window to front aspect, storage cupboard.

Bathroom

5'8" (1m 72cm) x 6'2" (1m 87cm)

uPVC double glazed window to rear aspect, shower cubicle with shower seat, pedestal hand wash basin, low level W.C, radiator, part tiled walls.

Outside

Well maintained landscaped gardens to front and rear. The front mainly comprising of a lawned area with planted borders. There is a hardstanding substantial driveway leading to the detached garage. The rear is also laid to to lawn with attractive planting and two flagged patio areas.

Detached Garage

23'1" (7m 3cm) x 9'7" (2m 92cm)

Good sized concrete panelled detached garage with up and over door, glazed windows to side and to rear.

