



## 11, Thornway, High Lane, Stockport SK6 8EL

Three bed detached bungalow in sought-after location off Carr Brow. A quiet residential area within a short walk of the village centre and close to Macclesfield Canal and National Trust's Lyme Park.

Guide Price: £



## SUMMARY:

Three bed detached bungalow in sought-after location off Carr Brow. A quiet residential area within a short walk of the village centre; close to Macclesfield Canal and the National Trust's Lyme Park. GFCH, double glazing, alarm. Briefly comprises porch, hall, living room, breakfast kitchen, three bedrooms (one fitted) and bathroom/wc with shower. Integral garage and double-width driveway. Attractive, well enclosed garden to the rear. **Immediate vacant possession is available with no onward chain.**

## GROUND FLOOR

### ENTRANCE PORCH

1.63m x 1.47m (5'4" x 4'10") max. Double glazed windows and front door, quarry tiled flooring, courtesy light, glazed door to hallway.

### HALL

5.84m x 1.65m (19'2" x 5'5") max. Radiator, cornice, wall light point, CH thermostat, access to loft space (with fold-down ladder, part boarded and electric light).

### LIVING ROOM (REAR)

5.99m x 4.04m (19'8" x 13'3") max. Double glazed double doors and windows to rear garden, 'hole-in-the-wall' living flame gas fire with marble back and hearth, cornice, radiator, wood laminate flooring, serving hatch from kitchen, glazed double doors to hall.

### BREAKFAST KITCHEN (REAR)

4.01m x 3.61m (13'2" x 11'10") max. Range of fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, peninsular breakfast bar, internal split-level cooker of NEFF electric oven/grill, gas hob with extractor hood over and NEFF dishwasher, wood laminate flooring, ceiling downlighters, double glazed window overlooking rear garden, radiator.

### REAR PORCH (REAR)

3.05m x 0.97m (10'0" x 3'2") max. Wall mounted gas CH boiler, CH programmer, plumbed for automatic washing machine, quarry tiled floor, wine rack, shelving, hardwood door to rear garden, water meter and stop tap.

### BEDROOM 1 (FRONT)

3.96m x 3.51m (13'0" x 11'6") max. Into fitted wardrobes with dresser, double glazed window, radiator, cornice.

### BEDROOM 2 (FRONT)

3.33m x 2.72m (10'11" x 8'11") max. Double glazed window, radiator, cornice.

### BEDROOM 3 (MIDDLE)

2.69m x 2.41m (8'10" x 7'11") max. Double glazed window, radiator.

### BATHROOM (REAR)

2.74m x 2.64m (9'0" x 8'8") max. Corner bath with shower/mixer tap, quadrant shower cubicle, vanity unit wash hand basin with cupboards below and illuminated mirror above, GEBERIT LOW LEVEL (adjustable) wc, tiled walls and floor, two double glazed windows, ceiling downlighters, chrome towel warmer/radiator, electric shaver point, extractor fan.

## OUTSIDE

### GARAGE

4.72m x 2.67m (15'6" x 8'9") max. Attached brick garage with up and over door, double glazed window to side, gas and electricity meters, electricity consumer unit, power and light, storage cupboards and work surfaces.

### GARDENS

Attractive rear garden with lawn, flagged patios, planted beds, evergreens, timber shed, cold water tap, security nightlight, rockery, well enclosed by timber and concrete post boundary fencing, clear access down both sides to front, flagged paths. Concrete flagged double-width driveway, lawned garden with borders to front.

### TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

### COUNCIL TAX:

We have been advised that the Council Tax Band is E. All enquiries to Stockport Metropolitan Borough Council.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is (tba). Further information is available on request and online.

### VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

### OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

