



1, Dovedale Close, High Lane, Stockport SK6 8DU

Much improved and extended modern four bed detached in sought-after location; close to the village centre, High Lane Primary School, Macclesfield Canal and towpath, and the National Trust's Lyme Park.

Guide Price: £



SUMMARY:

Much improved and extended modern four bed detached in sought-after location; close to the village centre, High Lane Primary School, Macclesfield Canal and towpath, and the National Trust's Lyme Park. GFCH, double glazing, CWI and alarm. Briefly comprises hall, cloakroom/wc, c20' sitting room, dining room open to living room and super refitted kitchen with range cooker, four good bedrooms (one fitted) and shower room/wc. Integral garage. Good size, well enclosed and lawned rear garden. Wide frontage providing hardstanding for several motor vehicles.

GROUND FLOOR

ENTRANCE HALL

7.14m x 1.35m (23'5" x 4'5") max. Cornice, radiator, wall light point, double glazed front door.

CLOAKROOM/WC

2.31m x 0.81m (7'7" x 2'8") max. Low level wc, wash hand basin, double glazed window, ceiling downlighters, tiled floor, towel warmer/radiator.

SITTING ROOM (FRONT)

5.99m x 3.58m (19'8" x 11'9") max. Double glazed bow window, contemporary wall mounted electric pebble effect fire, cornice, wall light points, radiator, glazed double doors to/from hallway.

DINING ROOM (REAR)

3.56m x 3.48m (11'8" x 11'5") max. Cornice, radiator, tiled floor, wide squared openings to living room and kitchen, fitted dresser.

LIVING ROOM (REAR)

4.55m x 3.3m (14'11" x 10'10") max. Lantern skylight, double glazed sliding patio door and windows to rear garden, cornice, radiator.

KITCHEN (REAR)

6.2m x 3.53m (20'4" x 11'7") (narrowing to 8'9") max. Contemporary fitted base and wall cabinets incorporating one and a half bowl sink unit with mixer tap, work surfaces, integral fridge and freezer, Stoves range cooker with triple oven/grill and five ring gas hob with extractor hood over, wall cabinet housing gas CH boiler, double glazed window to side elevation, double glazed double doors to rear garden, cornice, tiled floor, plumbed for automatic washing machine.

FIRST FLOOR

LANDING

Double glazed window, staircase balustrade, access to loft space (with fold-down ladder, boarded and electric light).

BEDROOM 1 (FRONT)

3.81m x 3.61m (12'6" x 11'10") max. Fitted wardrobes and dresser unit, double glazed window, radiator, cornice.

BEDROOM 2 (REAR)

3.53m x 2.9m (11'7" x 9'6") max. Plus door recess, double glazed window, radiator, cornice.

BEDROOM 3 (FRONT)

3.84m x 2.84m (12'7" x 9'4") max. Double glazed window, cornice, radiator.

BEDROOM 4 (REAR)

2.72m x 2.57m (8'11" x 8'5") max. Double glazed window, cornice, radiator.

SHOWER ROOM/WC

2.49m x 1.68m (8'2" x 5'6") max. Contemporary white and chrome suite of double-width walk-in shower, vanity unit wash hand basin with cupboard below, low level wc, tiled walls, double glazed window, ceiling downlighters, vertical radiator/towel warmer.

OUTSIDE

GARAGE

5.05m x 2.74m (16'7" x 9'0") max. Integral garage with metal up and over door, power and light, gas and electricity meters, double glazed window, glazed door to rear garden.

GARDEN

Well enclosed rear garden laid to lawn with borders, flagged patio and paths, external power points, nightlighting, cold water tap. Boundaries of timber and concrete post fencing and brick. Side gate to/from front. Wide frontage with tarmaced driveway/hardstanding.

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 F. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is C. 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



Disclaimer: Woodhall Properties have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.