



jordanfishwick

Woodside 219a Longhurst Lane, Mellor,
Stockport, Cheshire
£795,000

- 2010 Built Semi-Detached Family House
- EPC & Council Tax
- Private Gardens

One of only two stylish bay fronted semi-detached houses built in 2010 by Birch Vale Construction and located in the heart of fashionable Mellor, offering beautifully presented living space and appointed to a high standard throughout. Arranged over three floors, the accommodation includes an entrance hall, downstairs wc, 19 ft lounge with multi fuel burning stove, study, 25 ft dining kitchen with bespoke in-frame shaker style units and both Granite and Oak tops, utility room and orangery extension with roof light and bi-fold doors. There are four bedrooms on the first floor, one with its own luxury en-suite shower room and a main bathroom with shower. The second floor provides a superb master bedroom suite with large Velux windows, en-suite bathroom with a separate shower and walk-in wardrobe. The property has off road parking for upto three cars, a flagged rear patio area and lawned garden. Viewing Highly recommended. Energy Rating

Directions

Travelling from the centre of Marple Bridge at the traffic lights turn onto Longhurst lane and continue out of the village following the road up the hill. On entering Mellor, the property can be found on the left hand side just after passing the local Primary School and Sports Club.

GROUND FLOOR

Entrance Hall

Double glazed front door, central heating radiator, Oak flooring, Oak spindled stairs leading to the first floor, down lighters, double opening doors to both the study and :

Downstairs Wc

White low level suite and corner wash hand basin with mixer tap, Travertine tiled floor and extractor fan.

Lounge

19'0 (plus bay) x 10'7 (less chimney breast)

Double glazed front bay window with fitted plantation shutters, central heating radiator, tv aerial and telephone points, Stone fireplace with Stovax multi-fuel burning stove and down lighters.

Study

13'6 x 8'7

Double glazed front window with fitted shutter blinds, central heating radiator, tv aerial and telephone points, Oak flooring and down lighters.

Dining Kitchen

25'9 x 11'3

With a range of bespoke Shaker style in-frame kitchen units finished in cream and including base cupboards and drawers, an integrated dishwasher, larder fridge, polished granite tops with inset Belfast type sink and mixer tap, Belling Classic range cooker, matching wall cupboards with pelmet lighting, illuminated dresser with folding doors, central island breakfast bar with base cupboards, wine cooler and oak top, double glazed rear window, down lighters, Travertine tiled floor with under floor heating, opening through to the utility room, two central heating radiators, doorway to the utility room and opening through to.

- In Fashionable Mellor
- Five Bedrooms & Two En-Suites

Orangery

16'0 x 12'0

Pvc double glazed windows and patio doors leading out to the garden, tiled floor, roof light and designer central heating radiator.

Utility Room

Fitted cupboards housing the Vaillant gas fired central heating boiler and plumbing for an automatic washing machine, wine rack, central heating radiator and double glazed external side door.

FIRST FLOOR

Landing

Oak spindled balustrade, stairs to the second floor, central heating radiator.

Bedroom Two

13'10 x 10'7 plus 9'9 x 3'1 (max)

Double glazed front window with fitted plantation shutters, central heating radiator, down lighters, tv aerial point and door to:

En-Suite Shower Room

Contemporary white suite including a walk-in shower, low level wc and rectangular wash hand basin with mixer tap and vanity drawer under, chrome finish towel radiator, down lighters and under floor heating.

Bedroom Three

14'2 x 11'4 (max meas)

Double glazed rear window with fitted plantation shutters, central heating radiator, tv aerial point and down lighters.

Bedroom Four

9'7 x 8'9 plus 6'2 x 3'0

Double glazed rear window with fitted plantation shutters, central heating radiator and down lighters.

Bedroom Five

11'3 x 11'3 (max)

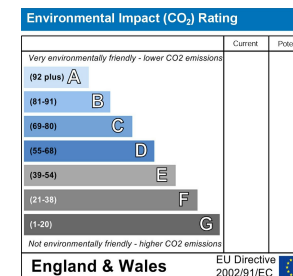
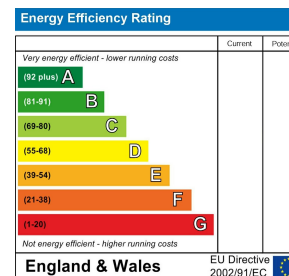
Double glazed front window with fitted plantation shutters, central heating radiator, tv aerial point and down lighters.

Bathroom

A contemporary white suite including a panelled bath with mixer tap and shower attachment over and shower screen, low level wc and circular limed stone bowl with mixer tap and vanity unit under, chrome finish towel radiator, under floor heating, down lighters and double glazed side window.

SECOND FLOOR

- Extended & Arranged Over Three Floors
- 25 ft Dining Kitchen & Orangery



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