



**GASCOIGNE
HALMAN**

11, LINDEN WAY, HIGH LANE, STOCKPORT

THE AREAS LEADING ESTATE AGENT

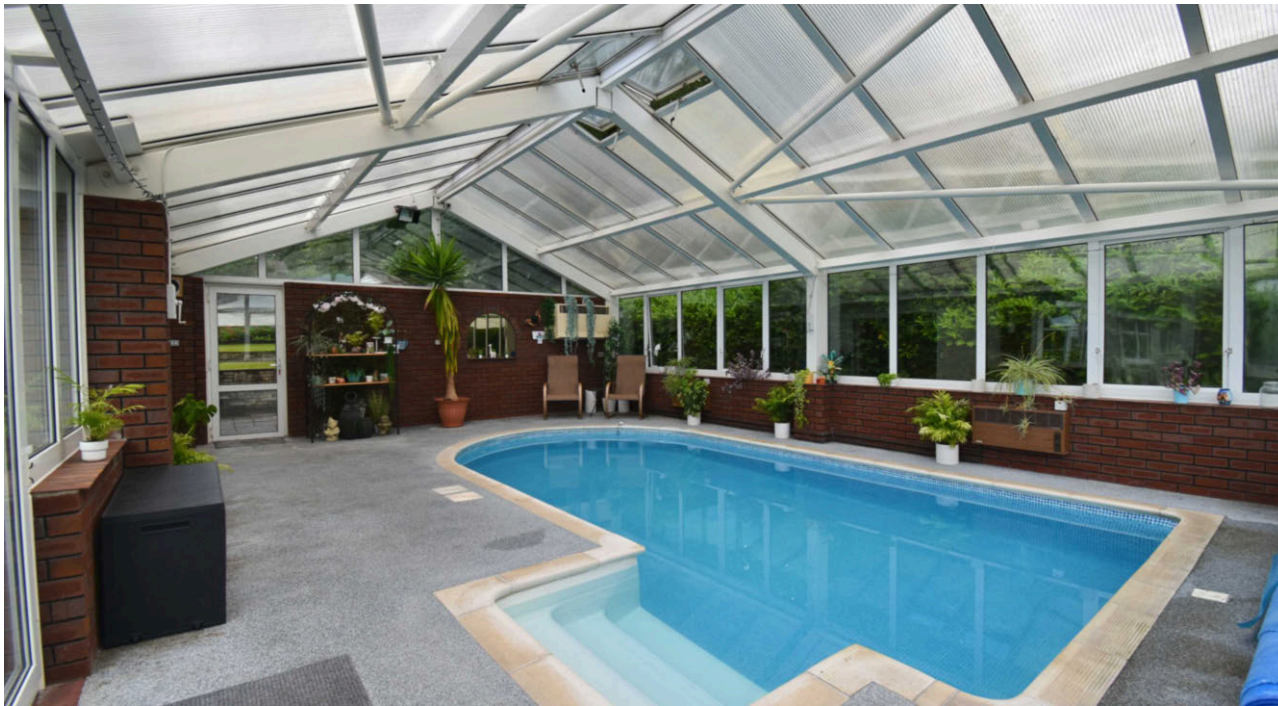


11, LINDEN WAY, HIGH LANE, STOCKPORT

***** VIEWING RECOMMENDED ***** A UNIQUE tucked away DORMER DETACHED BUNGALOW situated within a quiet cul-de-sac which is presented to an extremely HIGH STANDARD and has the privilege of flexible BRIGHT SPACIOUS ACCOMMODATION including FOUR reception rooms, FOUR BEDROOMS, two bathrooms plus a wonderful CONSERVATORY SWIMMING POOL. Outside there are ample parking spaces including a GARAGE, lovely gardens with DISTANT FAR REACHING VIEWS. Popular location close to amenities and public transport links.

This is truly a one off home which is beautifully presented and maintained throughout and has the unique benefit of a large Conservatory housing a magnificent swimming pool which offers fun, relaxation and exercise. The accommodation with double glazing and gas central heating is very flexible with bedrooms and bathrooms both on the ground floor and the first floor accommodation. This detached dormer bungalow also benefits from a spacious plot which is tucked away in the corner of a quiet cul de sac yet local amenities are close by. There is an expanse of rooftop distant views taking in Manchester, Shropshire, Merseyside and Wales. The accommodation which is bright and spacious provides to the ground floor an entrance porch with WC, entrance hallway which can be used as a dining hallway/reception, sitting room with bay window, beautifully fitted dining kitchen with glazed patio door to the garden and a family room also with glazed patio doors which can be left open to the 32ft conservatory/leisure pool room. The inner hallway provides access to three good sized bedrooms, one currently used as an office and two with fitted furniture/built in wardrobes. In addition there is a family bathroom with bath and shower cubicle. There is a staircase from the family room which takes you to a further double bedroom with fitted furniture and en-suite bathroom facilities. Outside the property has a double width driveway for off road parking plus a detached garage where you can also park in front for additional parking. The front also has a lawn garden with herbaceous borders. The rear garden offers a paved sun terrace with access to the plant room and a good sized lawn garden which is enclosed with stone walling, hedging and flowering borders plus there is a shed. There is a pathway to the side of the property. Viewing this detached home comes highly recommended to appreciate all that it has to offer.





LOCATION

High Lane is an ideal location. The town has a good selection of shops, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS

SAT NAV: SK6 8ET

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

A HIGHLY PRESENTED DETACHED DORMER BUNGALOW

BRIGHT SPACIOUS FLEXIBLE ACCOMMODATION OVER GROUND AND FIRST FLOORS

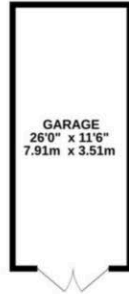
QUIET TUCKED AWAY CUL DE SAC POSITION

FOUR RECEPTION ROOMS PLUS A CONSERVATORY/LEISURE/SWIMMING POOL

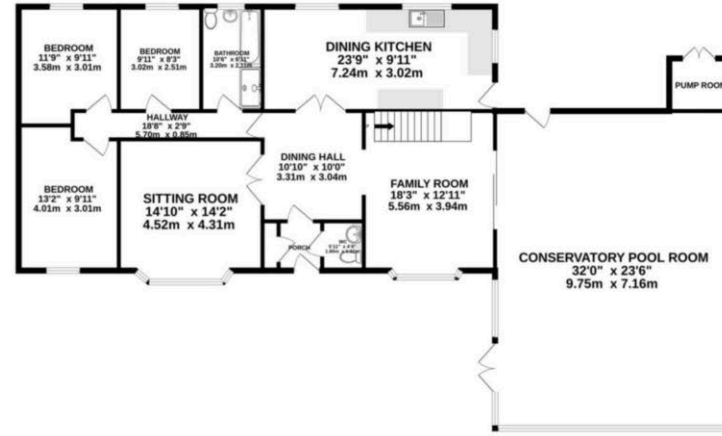
MATURE ESTABLISHED GARDENS TO THE FRONT SIDE AND REAR WITH DISTANT VIEWS

AMPLE DRIVEWAY PARKING PLUS A DETACHED GARAGE

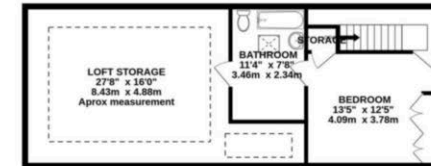
GARAGE
296 sq.ft. (27.2 sq.m.) approx.



GROUND FLOOR
2360 sq.ft. (218.9 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 2934 sq.ft. (272.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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