



**GASCOIGNE
HALMAN**

84, ANDREW LANE, HIGH LANE, STOCKPORT

THE AREAS LEADING ESTATE AGENT



84, ANDREW LANE, HIGH LANE, STOCKPORT

***** VIEWING ADVISED *** A SURPRISINGLY SPACIOUS EXTENDED DETACHED DORMER BUNGALOW which has been upgraded to provide OPEN PLAN CONTEMPORARY living spaces including an AMAZING GARDEN/ENTERTAINING ROOM, FOUR BEDROOMS and TWO bathrooms, This home has flexible living with a beautiful landscape garden overlooking the COUNTRYSIDE. There is ample parking, garage and the property has a popular and convenient location close to amenities.**

This home is beautifully presented throughout and has had many recent upgrades including a very recent garden/entertaining room which has further expanded the accommodation. Having double glazing which is complimented by gas central heating this contemporary detached property offers to the ground floor flexible accommodation which includes a reception hallway with staircase to the first floor and cloaks cupboard, a 36ft family/dining/fitted kitchen with a central breakfast bar area and this flows into the magnificent new garden/entertaining/bar room with full bi-fold DG doors which allows full views of the garden and the countryside beyond The main spacious bedroom is on the ground floor and there is a family bathroom. The upper floor landing area offers a further bathroom, two double bedrooms and another double bedroom/dressing room which is off bedroom three. The exterior of the property has a hardcore drive to the front which allows parking for several cars and leads to the garage. There is walling and hedging that surrounds the front. The rear of the property is absolutely stunning with paved sun terraces and a lawn garden which is enclosed and has a beautiful open countryside aspect. The location of this home is popular as it is close to excellent amenities, cafes, restaurants and public transport links. Viewing comes highly recommended to appreciate the spacious accommodation on offer and the amazing location and aspect to the rear.





DIRECTIONS

SAT NAV SK6 8HY

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.

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.

NB

Under the Estate Agents act of 1979 notice is hereby given that the property is owned by a relation of an employee of Gascoigne Halman.

STUNNING CONTEMPORARY UPGRADED DETACHED DORMER BUNGALOW

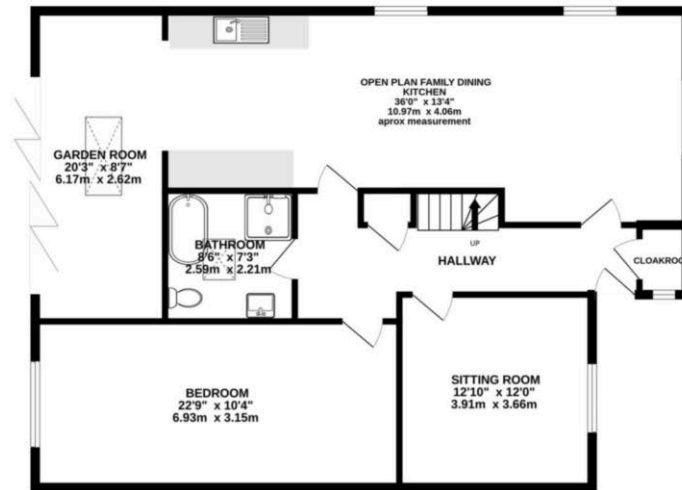
SITTING ROOM AND AN OPEN PLAN CONTEMPORARY FAMILY/DINING/FITTED KITCHEN

NEWLY CONSTRUCTED GARDEN/ENTERTAINING ROOM WITH BAR AREA WITH BI-FOLDS TO THE GARDEN AND SUN TERRACES

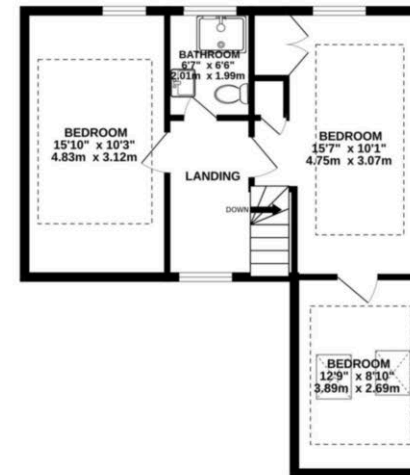
FOUR BEDROOMS (ONE OFF THE THIRD BEDROOM) AND TWO BATHROOMS

BEAUTIFULLY PRESENTED THROUGHOUT WITH DG AND GCH

GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1639 sq.ft. (152.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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