



170 Dialstone Lane, Offerton, Stockport, Cheshire, SK2 6AU

Guide Price £725,000

- 7 BEDROOMS
- LARGE PLOT
- OPEN PLAN LIVING
- POPULAR LOCATION

# 170 Dialstone Lane, Stockport SK2 6AU

A distinctive and superbly spacious family home sitting in a large plot. Beautiful oak framed windows. 2 large bathrooms. Large living kitchen with doors leading to rear garden. Ideally located for access to popular schools, hospital and within easy reach of the motorway.



Council Tax Band: E



## HOUSE OF MANY ROOMS

With twenty-one rooms and approaching 3500 square feet of living space including the cellar, this is indeed a home of many rooms. Principal rooms like the luxury kitchen, lounge, study and many of the bedrooms are simply huge affairs to lose yourself in.

From the infancy of the dwelling in the 1920's it was clearly a distinctive detached home. It has lost none of its kerb appeal with its extended space symmetrically, literally adding new dimensions.

From the heavy oak, arched entrance door, a thing of wonder in itself, you enter an impressive rectangular hallway. From the outside you'll have already appreciated the stonework around the hardwood oak windows, but internally they are beautifully revealed to create warmth and character. On your journey you will also be impressed by vaulted ceilings, eye-catching beams and a world of fascination. As you admire the dynamic open plan living kitchen it is here that you can truly appreciate the size of the plot. Upstairs there are seven bedrooms and two bathrooms to complete a unique and grand dwelling.

Finally the property is offered with vacant possession to help with a more straightforward transaction.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### FRONT PORCH

Tiled front porch leading to front entrance door.

#### ENTRANCE HALL

15'0" x 11'10"

Arched solid oak entrance door. 2 x Oak framed windows with stained glass. Oak flooring with inset uplights. Spindle balustrade staircase. Radiator. Access to cellar.

#### LOUNGE

33'2" x 13'3"

Accessed through double oak doors. Fitted wall lights. TV point. 2 x Double Panel radiators. 3 x Oak framed single glazed windows. 1 x Oak framed double glazed window with leaded glass.

#### LIVING KITCHEN

33'10" x 19'6"

Measurement reduces to 13'9. A range of oak base, wall and drawer units with granite worktops. Enamel 1 1/2 bowl sink unit with mixer tap. Range cooker with 6 gas hobs and hot plate and double electric ovens. Integrated fridge, freezer, microwave and dishwasher. Tiled floor to kitchen area and oak floor to dining area.

#### PIANO ROOM

14'8" x 12'1"

Open plan up 2 steps from living kitchen. Double panel radiator. Oak flooring. Double Oak doors leading to the lounge.

#### TV ROOM

11'11" x 11'4"

Open plan up 2 steps from the living kitchen. TV Point. Oak flooring. Double panel radiator. Oak door leading to hall.

#### PLAYROOM

15'11" x 8'4"

Sliding oak framed glass doors from the kitchen. Single panel radiator.

#### UTILITY ROOM

12'1" x 9'4"

A range of base and wall units with contrasting worktops. Stainless steel sink unit with mixer tap and drainer. Plumbed for automatic washing machine. 2 x oak framed double glazed leaded windows.

#### WC

WC. Tiled floor.

#### STUDY

24'9" x 15'2"

Oak flooring. 2 x oak framed double glazed windows. 2 x double panel radiators.

#### CLOAKROOM

10'10" x 4'8"

Minimum measurement. Built in storage. Cupboard housing central heating boiler. Oak framed double glazed window with opaque glass.

#### CLOAKROOM WC

5'5" x 3'6"

WC and wash hand basin. Oak framed double glazed leaded window.

### FIRST FLOOR

#### LANDING

12'0" x 11'4"

Access to loft. Spindle balustrade railing.

#### BATHROOM

11'11" x 7'0"

Measurement excludes door well. Double bath with corner mixer tap. Wash hand basin with vanity unit below. Fitted shelves. Shower cubicle with mains fed shower. WC. 2 x heated towel radiators. Oak framed windows with leaded and stained glass. Fully tiled floor and walls.

## BATHROOM

13'4" x 7'11"

Oval inset bath with tiled surround with corner mixer tap. Shower cubicle with mains fed shower. Wash hand basin with vanity unit below. WC. 2 x heated towel radiator. Oak framed double glazed window with leaded glass. Fully tiled walls and floor.

## MASTER BEDROOM

19'7" x 13'5"

Built in storage cupboard with oak doors. Feature oak beam. Double panel radiator. Oak framed double glazed windows. Oak framed double glazed French doors with Juliette balcony and side panels, (some seals require attention).

## BEDROOM TWO

17'3" x 12'2"

Measurement reduced to 10'5 Double panel radiator. Oak framed double glazed window.

## BEDROOM THREE

15'5" x 12'2"

Double panel radiator. Oak framed double glazed windows.

## BEDROOM

14'5" x 12'1"

Double panel radiator. Oak framed double glazed windows.

## BEDROOM

14'5" x 10'2"

Measurement excludes recess. Double panel radiator. Oak framed double glazed windows.

## BEDROOM

11'10" x 8'3"

Double panel radiator. Oak framed double glazed windows.

## BEDROOM

10'8" x 8'6"

Double panel radiator. Oak framed double glazed windows.

## CELLAR

27'3" x 12'1"

Light and power.

## EXTERNAL

### FRONT

In and out pea shingle drive way and hedge.

### REAR

Large rear garden.







## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

