



20 Crabtree Avenue, Disley, SK12 2DD

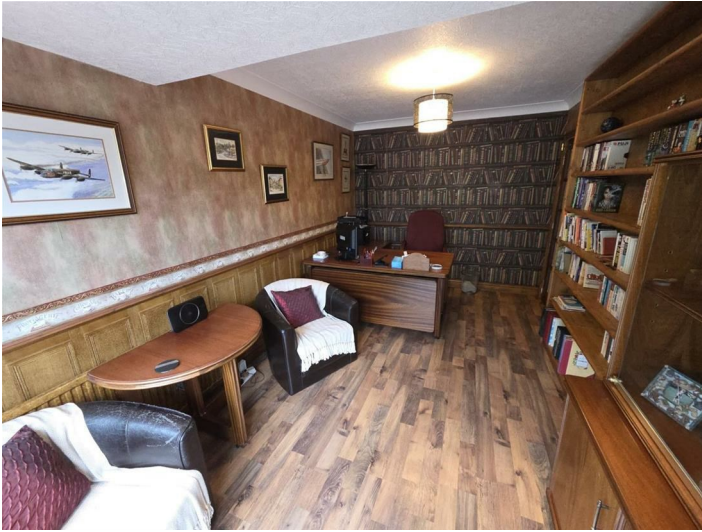
£525,000

A well proportioned and extended 3/4 bedroom detached property on a sizeable plot with panoramic views. The accommodation briefly comprises open plan lounge /diner, breakfast kitchen, study /bedroom 4, downstairs shower room, conservatory, sun room, three further bedrooms & feature bathroom to 1st floor. Viewing highly recommended.

Entrance Hallway

Pvc leaded, frosted & stained double glazed door to front elevation. Telephone point. Affording access to: Kitchen, office /study, bedroom four, downstairs shower room, stairs and lounge. Cupboard - housing washing machine. Understairs cupboard. Double radiator.

Office / Bedroom Four 8'10 x 15'9 (2.69m x 4.80m)



Pvc double glazed leaded patio door to the front elevation. Laminated flooring. Wood effect panelling. Recess spotlights. Single radiator.

Shower room 8'1 x 7'10 max (2.46m x 2.39m max)

2 x Pvc leaded & frosted window to the side elevation. Decorative tiled flooring. 1/2 height tiled walls. 1.5 Walk in feature shower cubicle with triple head. 2 x Circular lights. W.C and hand wash basin. Mirrored wall cabinet with downlighters. Double radiator.

Open plan lounge diner lounge area: 14'2 x 13'11 into alcove (lounge area: 4.32m x 4.24m into alcove)



Double glazed Pvc patio doors to conservatory. 2 x Pvc double glazed leaded window to the rear and side elevation. Feature living flame gas fire with stone hearth & brick surround with wooden mantle. Aerial point. 2 x double radiators. 2 x Single radiator.

Dining area 18'2 x 8'9 (5.54m x 2.67m)



Pvc door from dining room to sunroom - hidden by hinged bookcase 'secret door'.

Conservatory



Pvc leaded & decoratively stained glass windows. Pvc double glazed glazed doors to patio. Tiled flooring. Double radiator.

Garage

Single garage with up & over door. Power & lighting. Central heating boiler. Pvc frosted door to:

Sun Room

Single glazed windows to side elevation. Single glazed door & windows to the rear elevation. Tiled flooring. Single radiator. Power & lighting.

Breakfast Kitchen 8'10 x 17'8 (2.69m x 5.38m)



Pvc leaded window to the front & side elevation. Tiled flooring. Range of wall, base & display units with contrasting work tops over. Recess spotlights. 2 x Wine racks. Breakfast bar. Space for range cooker. Integral fridge, freezer and dishwasher. Aerial point. Tiled splashbacks. Built in cupboards housing gas & electric meters and fuses. 1.5 bowl stainless steel sink & drainer with mixer tap over.

Landing

Affording access to: 3 x bedrooms, bathroom, loft & airing cupboard - housing pressured water system.

Bathroom 7'11 x 7'8 (2.41m x 2.34m)



Pvc leaded window to the side elevation. Fully tiled. Chrome heated towel radiator. Suite comprising: W.C, bidet, jacuzzi shower /bath, hand wash basin with feature vanity unit. Illuminated wall mirror. Mirrored cupboard.

Bedroom One 10'4 x 13'10 (3.15m x 4.22m)



Pvc leaded double glazed window to the rear elevation. Fitted furniture with triple wardrobes, over head cupboards, dresser & drawers. Single radiator. Aerial point.

Bedroom Three 10'9 x 8'9 (3.28m x 2.67m)

Pvc leaded double glazed window to the front elevation. Fitted furniture with triple wardrobes, dresser & drawers.

Bedroom Two 7'4 x 16'5 (2.24m x 5.00m)



Pvc leaded double glazed window to the rear & front elevation. Fitted furniture with desk, bedside table & headboard. Double radiator. Steps up to:

Dressing area 8'8 x 6'0 reducing head height (2.64m x 1.83m reducing head height)

Wooden flooring. Built in cupboards. Shelving.

Outside - Patio



Panoramic views of countryside. Paved area. Side access & access to rear door sunroom. Mature shrubs & flower beds. Outside lights. Water tap. Power. Raised decked seating area. " Potting Shed bar". Glazed wooden summer house. Archway through to main gardens. Laid to lawn with mature shrubs, tree & flower beds. Access to: "hidden garden". Greenhouse. Further summer house & patio area. Mature fruit trees & raised beds. Ornamental bridge. Pond.

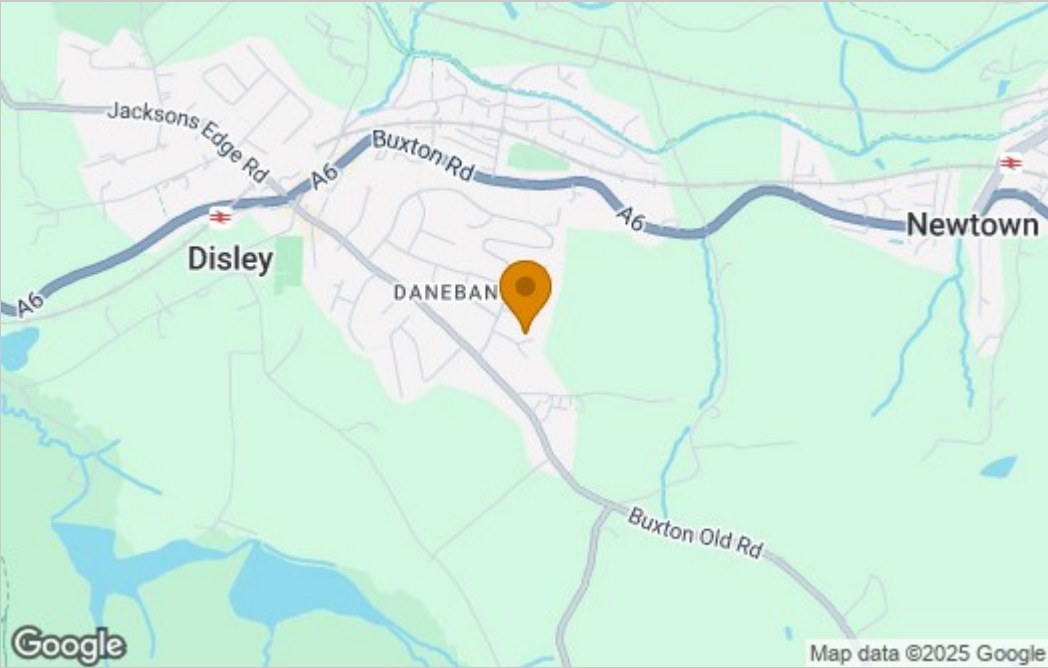
Aerial view



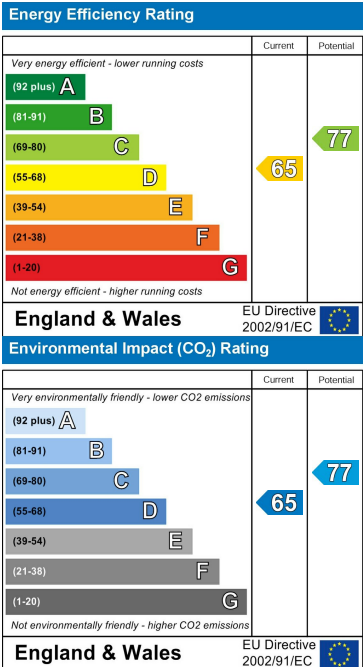
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.