



291, Windlehurst Road, Marple, Stockport SK6 7HZ

Well-presented three bed c1930's detached true bungalow enjoying slightly elevated position with open aspect to the front and rear

Asking Price: £



FEATURES:

Well-presented three bed c1930's detached true bungalow enjoying slightly elevated position with open aspect over grazing land to both front and rear. A most pleasant semi-rural setting close to Hawk Green. Very well maintained throughout. Benefits from the installation of gas fired central heating, double glazing and cavity wall insulation. Briefly comprises: porch, hall, two separate reception rooms, 17' kitchen, three bedrooms (two robed) and bathroom/wc with shower. Detached garage and utility room. Delightful lawned gardens to front and rear. Double length block-paved driveway. Internal inspection a must for one to fully appreciate.

LOCATION:

Shopping, schooling, recreational and public transport facilities serve the immediate area whilst Marple, Disley, Macclesfield, Poynton, Bramhall, Hazel Grove, Wilmslow, Stockport, Manchester City Centre, MediaCityUK, International Airport and access points to the national motorway network are all within comfortable commuting distance.

DIRECTIONS:

From our Hazel Grove office turn right onto the A6 London/Buxton Road keeping in the left hand lane as you proceed through three sets of lights and continuing up Buxton Road in the direction of High Lane and Disley. At the fourth set of lights turn left into Windlehurst Road. Continue along Windlehurst Road for approx. 1 mile. No 291 is on the left hand side.

GROUND FLOOR

ENTRANCE PORCH

Double glazed double doors, quarry tiled floor.

ENTRANCE HALL

Radiator, cornice, electricity meter cupboard, central heating thermostat, access to the loft space, wall light point, cloaks cupboard, immersion heater switch.

SITTING ROOM (Front)

13'11 x 12'5 (4.23m x 3.78m) max. Into bay with double glazed windows, hole-in-the-wall fireplace of slate and stone with display plinth to each chimney breast recess, cornice, radiator, glazed door to the hallway.

LIVING ROOM (Rear)

14'4 x 13'8 (4.36m x 4.16m) max. Double glazed window and sliding patio door to the rear garden, cornice, radiator, glazed doors to hallway and kitchen.

KITCHEN (Rear)

17'7 x 8' (5.36m x 2.44m) Max. Fitted base and wall cabinets incorporating one and a half bowl sink unit with mixer tap 'Granite Transformation Nero Corallo' work surfaces with tiled wall backs, recesses for free standing appliances, plumbed for automatic washing machine, ceramic tiled floor, double glazed windows to the side and rear overlooking the garden and fields beyond, double glazed door to the rear garden, gas central heating boiler housed in a base cupboard.

BEDROOM 1 (Front)

13'11 x 12'5 (4.23m x 3.78m) max. Into bay with double glazed windows, fitted wardrobe with overhead cupboards and dresser unit, cornice, radiator.

BEDROOM 2 (Rear)

11'10 x 11'5 (3.59m x 3.47m) max. Fitted wardrobes and dresser, double glazed picture window overlooking the rear garden, cornice, radiator.

BEDROOM 3 (Side)

10'1 x 7'5 (3.06m x 2.25m) max. Into door recess. Built in cupboards, double glazed window, radiator, cornice.

BATHROOM

Comprises panelled spa bath with electric shower over, pedestal wash hand basin, low level wc and bidet, double glazed window, tiled walls, cornice, cupboard, electric shaver point, heated towel warmer/radiator.

OUTSIDE

GARAGE

17'1 x 8'11 (5.21m x 2.71m) max. Detached garage with up and over door, power and light, two double glazed windows to the side, glazed door to the utility room.

UTILITY ROOM

10'5 x 6'8 (3.17m x 2.03m) max. With power and light, stainless steel sink unit, cold water tap, work surfaces and base cupboards, internal door to the rear of the garage, external door to the rear garden.

GARDENS

Delightful rear garden overlooking grazing farmland with far reaching views, laid to lawn with borders Indian 'stone' flagged patio, block paved paths, side gate, open aspect to the rear and not directly overlooked, timber and concrete post boundary fencing. Attractive ornamental front lawn, borders, circular raised and planted bed, blocks paved pathways and double length driveway. Open aspect to the front overlooking grazing farmland.

TENURE:

We have been advised that the property is Long Leasehold (residue of 999 years). We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised by the present owner that the Council Tax Band is E. All enquiries to Stockport MBC 0845 1297010.

ENERGY PERFORMANCE CERTIFICATE

The current Energy Efficiency rating for this property is Band D. Further information is available on request.

SELLING:

Phone **Woodhall Properties** for a free marketing appraisal to include a valuation for selling purposes.

VIEWING:

By appointment through **Woodhall Properties 0161 483 5100**.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm
Saturday 9.00am - 4.00pm
Sunday 12.00pm - 4.00pm.



Disclaimer: Woodhall Properties have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.