





# Alders Road, Disley, Stockport, SK12

Asking Price **£699,950**

Four Bedroomed Detached	Accommodation Over Three Floors	Three Reception Rooms	En-Suite to Master Bedroom	Downstairs W.C
Living Room with Feature Fireplace	Conservatory	Landscaped Gardens to Front and Rear	Large Usable Attic Room	Utility Room
Sauna	Garage and Driveway	Tenure: Freehold	Council Tax Banding: F	EPC Rating: C

---

**This impressive detached family property spanning over three well-appointed floors, combines traditional character with modern conveniences and provides generous living space throughout.**

**You are welcomed by a spacious hallway that sets the tone for the rest of the home. The layout is exceptionally well thought-out, offering three versatile reception rooms to the ground floor comprising of: living room, conservatory and separate dining room. Also benefiting from a downstairs W.C, a well-equipped kitchen and utility room. The balance of traditional and contemporary features continues throughout the property, culminating in four generously proportioned bedrooms arranged over the upper floor, including a master bedroom with en-suite shower room, a modern bathroom, finished to an excellent standard serving the first floor. The second floor offers a large attic room with beautiful views over to Lyme Park, there is also a sauna room which is currently used as a store.**

**Externally, the property is blessed with a landscaped garden offering privacy, mature planting and seating areas. With off-road parking, garage and potential for further personalisation, this home caters equally to growing families and those seeking an elegant retreat.**

**Notably the property also benefits from the advantages of a newly installed gas central heating boiler (1 years old), cavity wall insulation, underfloor insulation, electric car charger point and being fully alarmed.**

**An early viewing is highly recommended to appreciate what this property has to offer.**

---

### Entrance Porch

5'5" (1m 65cm) x 3'11" (1m 19cm)

Leaded double doors leading into porch, uPVC double glazed window to side aspect, hardwood entrance door leading to hallway.

### Entrance Hallway

5'10" (1m 77cm) x 11'9" (3m 58cm)

Feature entrance hallway with decorative beamed ceiling, double radiator, stairs leading to first floor.

### Living Room

14'9" (4m 49cm) x 19'11" (6m 7cm)

Feature Inglenook fireplace with marble hearth, two double radiators, uPVC double glazed window to front aspect, uPVC French doors leading to Conservatory.

### Conservatory

12'4" (3m 75cm) x 12'9" (3m 88cm)

uPVC double glazed conservatory with uPVC double glazed French doors leading to garden area, laminate flooring.

### Dining Room

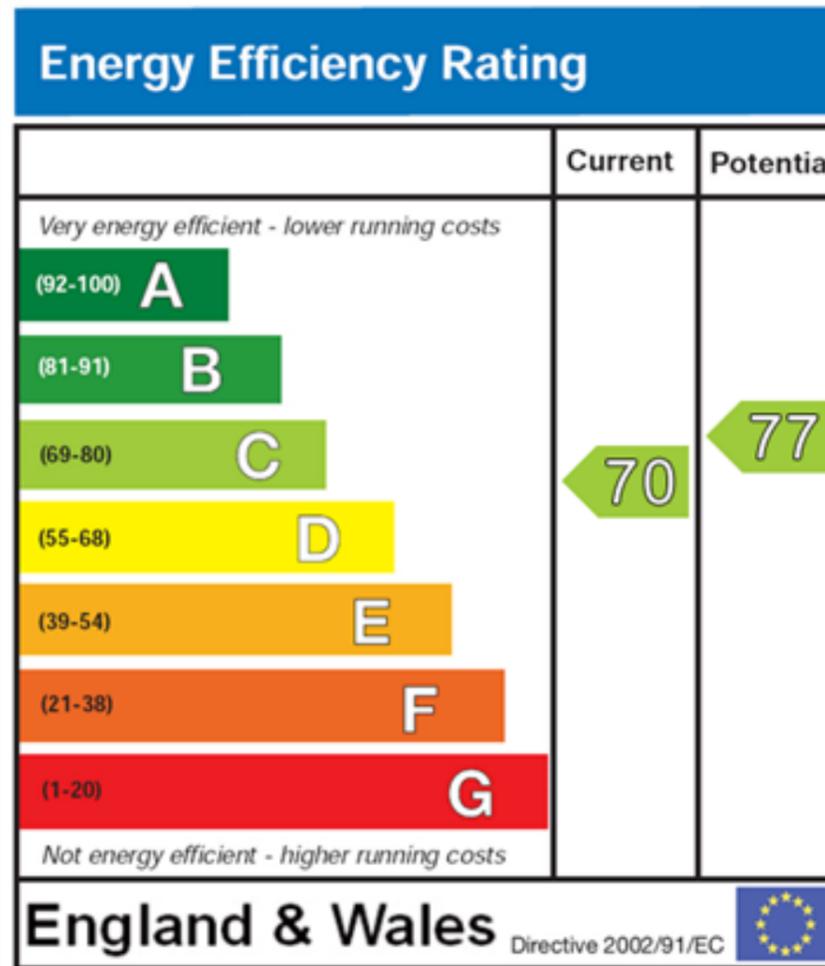
11'8" (3m 55cm) x 14'8" (4m 47cm)

uPVC double glazed window to front aspect, double radiator.

### Downstairs W.C

5'9" (1m 75cm) x 5'4" (1m 62cm)

uPVC double glazed window to rear aspect, low level W.C, pedestal hand wash basin.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Kitchen

16'9" (5m 10cm) x 8'9" (2m 66cm)

Two uPVC double glazed windows to rear aspect, range of fitted wall and base units with worksurfaces incorporating stainless steel sink, electric four ring hob with extractor over, gas ring, built-in microwave, eye level electric oven. Splashback tiling, space for dishwasher, single radiator, door through to Utility room.

### Utility Room

4'2" (1m 27cm) x 8'9" (2m 66cm)

Fitted wall and base units, glazed window to side aspect, wall mounted Vaillant gas central heating boiler fitted in the last 12 months, plumbing for automatic washing machine, side door leading to garden, access to garage.

### Landing One

### Bedroom One

9'11" (3m 2cm) x 14'9" (4m 49cm)

uPVC double glazed window to front aspect, handmade bespoke range of fitted wardrobes to one wall, single radiator, access to en-suite.

### En-Suite Shower Room

7'3" (2m 20cm) x 5'3" (1m 60cm)

with Velux window, fitted suite comprising of:- tiled shower cubicle, low level W.C, corner sink unit. Chrome heated towel rail, tiled floor.

### Bedroom Two

11'5" (3m 47cm) x 8'10" (2m 69cm)

uPVC double glazed window to rear aspect, range of fitted wardrobes, double radiator.

### Bedroom Three

9'3" (2m 81cm) x 8'3" (2m 51cm)

uPVC double glazed window to rear aspect, range of fitted wardrobes, single radiator.

### Bedroom Four/Office

11'9" (3m 58cm) x 11'1" (3m 37cm)

uPVC double glazed window to front aspect, single radiator.

### Bathroom

5'10" (1m 77cm) x 8'2" (2m 48cm)

uPVC double glazed window to front aspect, fitted suite comprising of:- tiled bath, vanity sink unit, tiled corner

shower unit. Chrome heated towel rail, fully tiled walls and floor.

#### **W.C**

*2'10" (86cm) x 5'1" (1m 54cm)*

uPVC double glazed window to rear aspect, low level W.C, cloakroom hand wash basin.

#### **Landing Two**

##### **Attic Room**

*24'6" (7m 46cm) x 7'1" (2m 15cm)*

with two Velux windows, ample eaves storage, electric storage heater, views over to Lyme Park.

##### **Sauna**

*3'8" (1m 11cm) x 4'7" (1m 39cm)*

Custom built sauna that is currently used as storage.

##### **Outside**

There are landscaped gardens to front and to rear. The front has a mature mix of planting and shrubs with a hardstanding driveway leading to the garage. To the rear there is a large lawned area with flagstone patio area, greenhouse and shed. Surrounded by mature trees making this garden very secluded.

##### **Garage**

*9'0" (2m 74cm) x 14'10" (4m 52cm)*

with double doors, power and lighting.



