

**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

## 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.

## 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.

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**Great Moor Sales**

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## 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.

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