



Chapel Cottage, Windlehurst Road, High Lane, SK6

Asking Price

£1,000.00 P.C.M.

- 2 BEDROOM MID-TERRACED COTTAGE
- EXTENDED TO GROUND FLOOR IN 2008
- 2 RECEPTION ROOMS
- BALCONY STYLE GARDEN
- OVERLOOKING WINDLEHURST CHURCH & PLAY PARK
- CHARACTER FEATURES- EXPOSED BRICK, BEAMS, FIRE PLACES
- PEACEFUL YET CONVENIENT LOCATION
- PART FURNISHED
- COUNCIL TAX BAND C



GROUND FLOOR

Entrance Hall

Entered via uPVC front door, with storage cupboard housing the IDEAL boiler and having space for a condenser tumble dryer. Stairs to first floor.

Dining Kitchen

The Kitchen has been fitted with a range of shaker style kitchen units, with some of the wall mounted units having glass display cabinets and also a range of wicker basket drawers to add to the 'country style' feel of the kitchen, the units are complimented further by Granite effect working surfaces that incorporate the circular sink and drainer units with spray hose mixer tap and tiled splash backs. Integrated appliances include an Electrolux hob with co-ordinating extractor fan, with double microwave oven/oven below, integrated Logik slimline dish washer and then having space for a fridge/freezer and washing machine. Wood effect laminate flooring, ceiling spot lights, uPVC double glazed window to the rear, wooden beam to ceiling, exposed brick pillar, useful under stairs storage cupboard, radiator and power points.

Sitting Room

With attractive wooden door having stained glass inserts, wood effect laminate flooring, deep wood skirting boards, ceiling light points, power points, radiator and beautiful cast iron fireplace set to an exposed brick chimney breast. Large square opening through to:-

Dining Area

Continuation of the attractive wood effect flooring, uPVC French doors which open out to the rear balcony, two Velux windows, deep wooden skirting boards, ceiling light points, power points, radiator.

FIRST FLOOR

Landing

With ceiling light point, power points and access to the loft access hatch.

Bedroom 1

With uPVC double glazed window to the rear elevation and further circular feature window, a larger than average bedroom with ceiling light point with dimmer, deep wooden skirting boards, power points, TV aerial point & radiator.

Bedroom 2

With uPVC double glazed window to the front elevation overlooking the church, ceiling light point, power points, radiator and deep wooden skirting boards.

OUTSIDE

Front & Rear

The property is approached through a gated passageway which passes the neighboring property and the church and leads to the front door. To the rear, there is a well positioned raised balcony style seating area which is enclosed with cast iron railing and a gate leading to the steps to the rear parking area.

Parking

We are advised by the current owner that the property benefits from an off road parking space, however this should be verified by your legal representative.

AGENTS NOTES

Viewings Arrangements

strictly by appointment with Ian Tonge Property Services 150 Buxton Road, High Lane, Stockport, SK6 8EA. Telephone 01663 762 677.

MISREPRESENTATION ACT, 1967. Ian Tonge Property Services gives notice that 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Ian Tonge Property Services has the authority to make or give representations or warranty in relation to the property.

Great Moor Sales

0161 483 5581

Hazel Grove Rentals

0161 483 5873

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High Lane Rentals

01663 762677

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Tenure

We are advised the property is freehold.

Council Tax

the property is council tax band C with Stockport MBC.

Directions

from our High Lane office proceed down the A6 Buxton Road and turn first right into Andrew Lane, proceed to the end of Andrew Lane and turn left onto Windlehurst Road where the property will be found immediately on the right hand side next to Windlehurst Methodist Church.

FINANCIAL SERVICES

The selling agents will be pleased to assist prospective purchasers with all their financial arrangements whether purchasing through this agency or via another source. Please telephone or call in for an appointment without obligation. A written quotation is available on request. A contract of insurance may be required. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY MISDESCRIPTIONS ACT

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