



Coniston Road, High Lane, Stockport, SK6



6a, Coniston Road, High Lane, Stockport, SK6 8AW

Asking Price £425,000

Three/Four Bedroomed Detached Family Home Driveway & Garage	Extended to Ground Floor Gardens to Three Sides	Generous Corner Plot Leasehold	uPVC Double Glazing & Gs Central Heating Council Tax Band E	Requires Modernisation EPC Rating E
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Ian Tonge Property Services are delighted to market for sale this extended three/four bedroomed detached property, located in a desirable road in High Lane, close to the village and its amenities. The property does require some updating but already offers an excellent corner plot location with a generous sized garden to three sides, driveway and garage.

Extended to the ground floor, the property offers versatile accommodation over two floors, including three bedrooms and bathroom and a further bedroom/reception room to the ground floor. While the property would benefit from some updating, it offers a superb canvas for those looking to put their own stamp on a forever home. Further features include uPVC double glazing and gas central heating, ensuring the essentials are in place for continued comfort.

Externally, the property is set on a generous plot with gardens to three sides, providing plenty of outdoor space for gardening enthusiasts or future landscaping plans. A private driveway and garage offer off-road parking and additional storage space.

This is a rare opportunity to acquire a well-sized family home in a desirable position with scope for improvement. Viewings are highly recommended to appreciate the size, potential, and location on offer.

Entrance Hallway

16'11" (5m 15cm) x 4'0" (1m 21cm)

Composite double glazed entrance door leading to hallway, radiator, stairs leading to first floor, understair cupboard.

Bedroom Four/Reception Room

9'11" (3m 2cm) x 8'6" (2m 59cm)

uPVC double glazed window to front aspect, single radiator.

Lounge

13'8" (4m 16cm) x 12'2" (3m 70cm)

uPVC double glazed window to side aspect, decorative fire surround, double radiator, T.V. point, arch through to dining area.

Dining Area

9'11" (3m 2cm) x 12'1" (3m 68cm)

The dining area comprises of a double radiator and uPVC double glazed slide and tilt patio doors leading to garden area.

Kitchen

10'8" (3m 25cm) x 8'9" (2m 66cm)

uPVC double glazed window to rear aspect, uPVC double glazed door to side. Fitted basic range of wall and base units with worksurfaces incorporating stainless steel 1 1/2 bowl sink and drainer unit, electric oven and four ring hob. Splashback tiling, space for tall fridge/freezer. Floor mounted Glow-worm gas central heating boiler, space for automatic washing machine and separate tumble dryer, single radiator.

Bathroom

6'3" (1m 90cm) x 8'6" (2m 59cm)

uPVC double glazed window to side aspect, white suite comprising of: bath with shower attachment, shower cubicle with glazed screen, low level W.C, double radiator, half tiled walls.

Landing

with uPVC double glazed window to side aspect.

Bedroom One



14'2" (4m 31cm) x 10'10" (3m 30cm)

uPVC double glazed window to front aspect, single radiator. Large walk-in storage area to one wall.

Bedroom Two

10'8" (3m 25cm) x 10'9" (3m 27cm)

uPVC double glazed window to rear aspect, good sized walk-in storage area, single radiator, airing cupboard housing hot water cylinder.

Bedroom Three

5'6" (1m 67cm) x 12'10" (3m 91cm)

uPVC double glazed window to side aspect, single radiator.

Outside

To the front there is a flagged driveway leading to integral garage, lawned area and gated access to rear garden. The rear garden is to two sides and is attractively landscaped being laid to lawn with mature hedging, planting and greenhouse.

Garage

17'4" (5m 28cm) x 8'0" (2m 43cm)

uPVC double glazed window to side aspect, wall mounted gas meter and electric fuse board. Up and over door, power and lighting.

