



The Laurels, High Lane, Stockport, SK6

Asking Price **£725,000**

Five Bedrooms	Two En-Suites plus Family Bathroom	NO CHAIN	Contemporary Fitted Kitchen, Utility Room	Conservatory
Downstairs W.C	Newly Installed Boiler	Secure Rear Garden	Large Attached Garage and Driveway	Council Tax Band: G
Tenure: Freehold	Immaculately Presented	EPC: C		

Ian Tonge Property Services are delighted to offer for sale this striking and immaculately presented detached home. This superb family home boasts spacious and versatile living across three storeys, featuring five generously proportioned bedrooms, two en-suite bathrooms in addition to a family bathroom, making it ideal for growing families or those in need of adaptable living arrangements. Set in a secluded private road with four similar houses.

On entering the property at ground level, you are greeted by a welcoming entrance hallway leading to two well-appointed reception rooms, perfect for both everyday family living and formal entertaining. The living room opens through to the Conservatory which in turn opens out onto both the rear garden and also to a delightful walled enclosed area, perfect for a bistro set. The garden itself offers a private outdoor retreat, ideal for children, pets and al fresco dining. At the heart of the home lies a contemporary fitted kitchen complete with high-spec appliances and stylish finishes, there is also ample room for a dining table creating a perfect entertaining area. An added bonus is the utility room which leads out to the rear garden.

The upper floors house five spacious bedrooms, two of which benefit from modern en-suite shower rooms, while the remaining bedrooms are served by a sleek and functional family bathroom. The home has been immaculately maintained throughout and benefits from a newly installed boiler. Additional features include a large attached garage, along with a generous driveway providing ample off-road parking for multiple vehicles.

This five-bedroom family home encapsulates style, space and location and is a must-see for anyone seeking a high-quality property in the Stockport area. With its freehold tenure, EPC rating of C, and Council Tax Band G, The Laurels offers both luxury and practicality in equal measure. Viewings are highly recommended to fully appreciate all that this exceptional residence has to offer.

Entrance Porch

4'10" (1m 47cm) x 6'0" (1m 82cm)

uPVC double glazed entrance door, uPVC double glazed window to front aspect, access to entrance hallway and to downstairs W.C, radiator.

Entrance Hallway

5'11" (1m 80cm) x 18'8" (5m 68cm)

Spacious hallway giving access to all ground floor rooms, double doors leading to dining kitchen and a further set leading to Living Room. Double radiator, stairs leading to first floor, understair storage cupboard.

Downstairs W.C

2'9" (83cm) x 6'1" (1m 85cm)

uPVC double glazed window to side aspect, cloakroom suite comprising of:- pedestal hand wash basin, low level W.C. Half tiled walls, radiator.

Kitchen / Dining Area

9'5" (2m 87cm) x 25'9" (7m 84cm)

uPVC double glazed windows to side and to rear aspects. Spacious contemporary fitted kitchen with integrated appliances. Stylish range of fitted wall base base units with ample worksurface space, built-in electric hob with extractor over, eye level electric oven and grill, integrated dishwasher and wine cooler, space for American fridge/freezer. The ample dining area comprises of uPVC double glazed windows to front and side aspects. Underfloor heating throughout kitchen and dining area.

Utility Room

5'11" (1m 80cm) x 5'0" (1m 52cm)

with double glazed access door leading to garden area, stainless steel sink and drainer, plumbing for automatic washing machine, wall mounted gas central heating boiler, radiator.

Living Room

11'5" (3m 47cm) x 20'0" (6m 9cm)

uPVC double glazed windows to rear and side aspect, double doors leading to conservatory, feature gas fire, two double radiators.

Sitting Room

9'3" (2m 81cm) x 7'5" (2m 26cm)

uPVC double glazed window to front aspect, radiator.

Conservatory

9'11" (3m 2cm) x 10'5" (3m 17cm)

uPVC double glazed double doors to front leading to an attractive enclosed walled garden with secure gate.

First Floor Landing

5'11" (1m 80cm) x 8'3" (2m 51cm)

with timber balustrade, radiator, access to loft void, cupboard housing hot water tank.

Bedroom One

11'7" (3m 53cm) x 19'1" (5m 81cm)

uPVC double glazed window to front and side aspect, two radiators, access to en-suite shower room and to walk-in dressing room.

En-Suite Shower Room One

5'7" (1m 70cm) x 8'6" (2m 59cm)

uPVC double glazed window to rear aspect, suite comprising of:- vanity sink unit, low level W.C, tiled shower cubicle. Half tiled walls, radiator.

Walk In Dressing Room

3'7" (1m 9cm) x 8'8" (2m 64cm)

uPVC double glazed window to side aspect, extensive range of built-in wardrobes, radiator.

Bedroom Two

11'6" (3m 50cm) x 12'11" (3m 93cm)

uPVC double glazed window to rear and side aspects, range of built-in wardrobes, radiator.

En-Suite Shower Room 2

6'2" (1m 87cm) x 5'0" (1m 52cm)

uPVC double glazed window to rear aspect, shower suite comprising of:- vanity sink unit, low level W.C, tiled corner shower cubicle. Half tiled walls, radiator.

Bedroom Three

9'3" (2m 81cm) x 10'4" (3m 14cm)

uPVC double glazed window to front and side aspects, radiator.

Bathroom

5'11" (1m 80cm) x 9'8" (2m 94cm)

uPVC double glazed window to front aspect, bathroom suite comprising of:- vanity sink and W.C, tiled shower cubicle, panelled bath. Half tiled walls.

Second Floor Landing

6'0" (1m 82cm) x 7'10" (2m 38cm)

Velux window, radiator.

Bedroom Four

11'3" (3m 42cm) x 11'6" (3m 50cm)

uPVC double glazed window to front aspect, radiator, storage cupboard to eaves.

Bedroom Five

9'5" (2m 87cm) x 11'6" (3m 50cm)

uPVC double glazed window to front aspect, radiator, storage cupboard to eaves.

Outside

The rear garden is attractively lawned with a large decked area for seating, secure access from the front to two sides, enclosed by fencing. The front is also lawned with planting, trees and shrubs. There is also a large block paved driveway leading to the garage offering ample off road parking.

Attached Garage

18'6" (5m 63cm) x 17'11" (5m 46cm)

with electric roller door, power and lighting.



