



Russell Avenue, High Lane, Stockport, SK6



49 Russell Avenue, High Lane, Stockport, SK6 8DT

Guide Price **£330,000**

Three Bedroomed Semi Detached
Detached Garage

Through Lounge/Dining Room
Backing onto Macclesfield Canal

Conservatory
Popular, Sought After Location

Fitted Kitchen, Modern Shower Room
Tenure: Freehold

Loft Room
Council Tax Band: C

Set on the ever-popular Russell Avenue in High Lane, this attractive three-bedroom semi-detached home is a wonderful place to put down roots. Offered for sale at a guide price of £330,000, it balances a warm, welcoming feel with the practical space that makes everyday life run smoothly, whether you're growing a family, creating a stylish first home, or simply looking for somewhere you can truly settle.

Step inside on the ground floor and you'll immediately appreciate the sense of flow. A cosy lounge for relaxed evenings, through to a second reception room that works beautifully as a dining room, a playroom, or a calm home office. It's the kind of layout that supports both busy weekdays and slower weekends, with the additional benefit of a conservatory overlooking the canal to the rear.

Upstairs, three bedrooms provide options that go beyond simply "rooms to sleep in". The main bedroom offers a lovely retreat at the end of the day, while the additional bedrooms are ideal for children, guests, or dressing room and workspace combinations. A well-positioned family bathroom serves the first floor, keeping everything you need close at hand. Also benefitting from a good sized loft room with Velux window and pull down ladders.

What makes this home especially appealing is how it can adapt as your life changes. With two reception rooms and three bedrooms, there's room for routines, hobbies, and hosting, and the overall feel is of a house that's ready to be made your own, whether your style is fresh and modern or timeless and traditional.

High Lane is well placed for day-to-day convenience and a balanced lifestyle. Supermarkets, schools, leisure facilities and healthcare services are all within easy reach, while rail links nearby make commuting and weekends away more straightforward. You also have access to the wider Stockport and Greater Manchester area, with countryside walks and fresh-air escapes close enough to enjoy whenever you fancy a reset.

If you're looking for a home that feels comfortable, capable and full of potential, this Russell Avenue property is a brilliant choice. It offers the space you need now, the flexibility to evolve later, and a location that supports everything from school runs to social plans, making it an easy place to imagine building a life.

Entrance Hallway

6'4" (1m 93cm) x 12'6" (3m 81cm)

uPVC double glazed entrance door, stairs leading to first floor, radiator.

Living Room

11'2" (3m 40cm) x 12'5" (3m 78cm)

uPVC double glazed window to front aspect, feature inset fireplace with brick surround, radiator, open through to dining area.

Dining Room

9'6" (2m 89cm) x 10'11" (3m 32cm)

with aluminium sliding patio doors leading to conservatory, radiator.

Conservatory

8'11" (2m 71cm) x 12'5" (3m 78cm)

uPVC double glazed conservatory with door leading to rear garden area and views over to the canal.

Kitchen

7'11" (2m 41cm) x 10'10" (3m 30cm)

uPVC double glazed window to rear aspect, uPVC double glazed door to side. Range of fitted wall and base units with worksurfaces incorporating stainless steel sink and drainer. Space for gas cooker, plumbing for automatic washing machine, pantry cupboard. Wall mounted Worcester gas central heating boiler. Tiled walls.

Landing

4'4" (1m 32cm) x 9'1" (2m 76cm)

uPVC double glazed window to side aspect, access to loft void via pull down ladders.

Bedroom One

8'2" (2m 48cm) x 13'10" (4m 21cm)

uPVC double glazed window to front aspect, extensive range of sliding mirrored wardrobes to one wall, radiator.

Bedroom Two

10'2" (3m 9cm) x 8'7" (2m 61cm)

uPVC double glazed window to rear aspect, range of built-in wardrobes and dresser, further range of mirrored sliding wardrobes, shelving and cupboards, radiator.

Bedroom Three

7'2" (2m 18cm) x 9'10" (2m 99cm)

uPVC double glazed window to front aspect, built-in wardrobe, radiator.

Bathroom

7'2" (2m 18cm) x 5'4" (1m 62cm)

uPVC double glazed window to rear aspect, large walk-in shower unit with fixed glazed screen and wall panelling, vanity sink unit with storage below, tiled walls and tiled floor, chrome radiator.

Separate W.C

4'3" (1m 29cm) x 2'4" (71cm)

uPVC double glazed window to side aspect, low level W.C., tiled walls.

Loft Room

17'10" (5m 43cm) x 11'9" (3m 58cm)

via pull down ladders from the landing, light, velux window.

Outside

Good sized hardstanding driveway leading to detached garage, attractive lawned and planted front garden. Patio garden to the rear with mature planting, trees and shrubs with views over the canal and parkland beyond.

Garage

Detached garage with roller door, power and lighting.



