



Andrew Lane, High Lane, Stockport, SK6



35 Andrew Lane, High Lane, Stockport, SK6 8HY

Asking Price **£525,000**

Three Bedroom Detached
Converted Garage

Extended and Modernised
Three Reception Rooms

Immaculately Presented
Utility Room

Feature Kitchen / Dining Room
Downstairs W.C.

Large Bathroom
Driveway

Ian Tonge Property Services are delighted to bring to the market this modernised and contemporary detached extended house on Andrew Lane. Spacious and thoughtfully laid out, the property spans two floors and offers comfortable family living in a highly sought-after location. With three generously sized bedrooms, a large well-appointed bathroom, and three reception rooms, the home provides flexible accommodation to suit a variety of lifestyles.

Upon entering the property at ground floor level, you are greeted by a welcoming entrance hallway that leads to a spacious and cosy living room with feature fireplace, ideal for relaxing or entertaining guests, further through from the hallway leads you to the heart of the house opening up to a spacious kitchen dining family area with bi-fold doors leading out to the garden. While a third reception room, ideal as a snug, study or playroom offers added versatility. A downstairs W.C adds further convenience for family and guests alike.

Upstairs, the property features three spacious bedrooms, each offering ample natural light and tasteful décor. The bathroom on this floor is modern and functional, well-equipped to serve the needs of a growing household. The rear of the property opens out to a generously proportioned garden, ideal for summer barbecues or peaceful morning coffees, and there is ample off-road parking to the front.

The location is another key feature of this superb home. Andrew Lane is a pleasant residential street, conveniently located just a short walk from local amenities. Excellent primary and secondary schools are nearby, making it an ideal area for families. For everyday conveniences, there are several supermarkets within a short drive. Leisure facilities such as parks, golf courses, and fitness centres are also easily accessible.

Transport connections are exceptional, with Middlewood and Disley train stations both within a 10-minute drive, providing direct routes into Stockport and Manchester. Manchester Airport is approximately 25 minutes away by car, ideal for business or leisure travel. Healthcare facilities, including clinics and Stepping Hill Hospital, are also conveniently located within a short journey.

This home is perfect for those looking to enjoy a quality lifestyle in a friendly residential community with easy access to city amenities. A rare opportunity – viewing is highly recommended to fully appreciate what this outstanding property has to offer.

Entrance Hallway

16'0" (4m 87cm) x 6'10" (2m 8cm)

Composite entrance door leading to hallway with glazed full height windows to sides, stairs leading to first floor, understair storage cupboards, radiator.

Living Room

15'1" (4m 59cm) x 10'11" (3m 32cm)

uPVC double glazed window to front aspect, feature electric landscape fireplace with contemporary surround, radiator.

Family Living Area

16'11" (5m 15cm) x 11'2" (3m 40cm)

Impressive family living area with bi-folding doors and further set of double doors leading out to garden area, radiator.

Kitchen Area

8'8" (2m 64cm) x 13'3" (4m 3cm)

uPVC double glazed window to rear aspect, modern range of wall and base units with worksurfaces incorporating sink with drainer grooves and boiling water tap. Double oven with 7 ring gas hob, built-in microwave, space for American fridge/freezer, integrated dishwasher.

Playroom

9'10" (2m 99cm) x 7'0" (2m 13cm)

uPVC double glazed window to front aspect, radiator, access to utility room.

Utility Room

4'6" (1m 37cm) x 7'6" (2m 28cm)

with a range of cupboards and shelving, plumbing for automatic washing machine, space for tumble dryer.

Downstairs W.C

3'5" (1m 4cm) x 2'10" (86cm)

Low level W.C, cloakroom handwash basin with storage.

Landing

9'9" (2m 97cm) x 7'1" (2m 15cm)

uPVC double glazed window to front aspect, timber and glass staircase and balustrade.

Bedroom One

8'11" (2m 71cm) x 12'7" (3m 83cm)

uPVC double glazed window to rear aspect, range of fitted wardrobes,

radiator.

Bedroom Two

10'0" (3m 4cm) x 10'9" (3m 27cm)

uPVC double glazed window to front aspect, radiator.

Bedroom Three

9'0" (2m 74cm) x 9'10" (2m 99cm)

uPVC double glazed window to rear aspect, range of built in wardrobes, radiator.

Bathroom

9'6" (2m 89cm) x 7'11" (2m 41cm)

uPVC double glazed window to front aspect, contemporary fitted suite comprising of:- freestanding bath, low level W.C, vanity sink unit, large walk-in shower cubicle with glass door. Half tiled walls, fully tiled floor.

Outside

The rear garden has a good sized patio area with steps leading down to a lawned area and feature timber gazebo. The front of the property benefits from a hardstanding driveway, lawned area and mature planting providing screenage.



