



Cromley Road, High Lane, Stockport, SK6

Digitally Altered

74 Cromley Road, High Lane, Stockport, SK6 8BU

Guide Price **£575,000**

Four Bedroomed Detached Garage & Driveway	Two Reception Rooms uPVC Double Glazing & Gas Central Heating	En-Suite to Master Bedroom Large Landscaped Garden to Rear	Open Plan Dining/Kitchen Tenure:- Freehold	Downstairs W.C Council Tax Banding: F
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Set on Cromley Road in the ever-popular High Lane area of Stockport, this attractive four-bedroom detached home offers the kind of space, flexibility and comfort that makes everyday life feel easier from the moment you step through the door. With two reception rooms, two bathrooms and a well-balanced layout across two floors, this is a home designed to adapt beautifully to modern living, whether you are upsizing, growing a family or simply looking for a property that gives you room to breathe. We have been advised by the Vendor the tenure of the property is Freehold.

The ground floor is entered at street level and provides a welcoming sense of arrival, with generous living space that lends itself perfectly to both relaxed evenings and sociable occasions. Two reception rooms give you valuable versatility, allowing you to create a cosy lounge, an elegant dining room, a playroom, a home office or a second sitting room depending on your lifestyle. This flexibility is especially appealing for buyers who want a home that can evolve with changing needs, while still feeling warm, stylish and practical.

Upstairs, the four bedrooms offer comfortable accommodation for family life, guests or working from home, while the two bathrooms help make busy mornings far more manageable. The overall arrangement of the house strikes a lovely balance between shared living and personal space, giving everyone a place to come together as well as somewhere to unwind in peace. As a detached property, it also benefits from that extra sense of privacy and independence that so many buyers are looking for.

This is a wonderful opportunity to secure a substantial home in a sought-after residential setting. The combination of detached status, four bedrooms and multiple reception areas makes it a highly desirable choice for anyone seeking long-term value as well as immediate lifestyle appeal. It is easy to picture this as a forever home: a place for family dinners, weekend entertaining, quiet mornings and special occasions, all set within a property that offers both presence and practicality.

High Lane remains a favourite for buyers who want a village-style atmosphere while staying within easy reach of everyday essentials. Supermarkets, schools, leisure facilities, healthcare services and rail links are all conveniently accessible, making day-to-day life straightforward and well connected. This is a location that supports busy routines without losing its welcoming community feel, which only adds to the appeal of this impressive home.

Why buy this property? Because it offers the rare combination of space, flexibility and detached family living in a location that is both desirable and convenient. It has the room to support the life you have now, and the versatility to grow with the life you want next.

Entrance Porch

5'5" (1m 65cm) x 5'8" (1m 72cm)

uPVC double glazed entrance porch with decorative filed floor, uPVC double glazed door leading to hallway.

Hallway

5'10" (1m 77cm) x 8'10" (2m 69cm)

with stairs leading to first floor, understairs cupboard, radiator.

Living Room

10'10" (3m 30cm) x 18'3" (5m 56cm)

uPVC double glazed window to front aspect, feature gas fire with decorative surround and hearth, radiator, glazed sliding door through to further living room/sun room.

Living Room/Sun Room

10'4" (3m 14cm) x 12'6" (3m 81cm)

uPVC double glazed window to rear aspect, uPVC double glazed sliding patio doors leading to garden patio area, two radiators.

Kitchen/Dining Area

8'2" (2m 48cm) x 18'0" (5m 48cm)

The kitchen area comprises of:- uPVC double glazed window to rear aspect, side door leading to downstairs W.C, garage/utility area. Fitted kitchen with a range of wall and base units with worksurfaces incorporating a stainless steel sink and drainer, built-in electric oven and grill and four ring gas hob. Integrated fridge and freezer, plumbing for automatic washing machine. The dining area comprises of:- uPVC double glazed window to front aspect, radiator.

Downstairs W.C

2'11" (88cm) x 4'4" (1m 32cm)

with low level W.C, hand wash basin with splashback tiling, tiled floor.

Landing

9'1" (2m 76cm) x 5'6" (1m 67cm)

uPVC double glazed window to rear aspect, decorative staircase with wrought iron spindles, access to loft void.

Bedroom One

11'9" (3m 58cm) x 25'4" (7m 72cm)

uPVC double glazed windows to both rear and front aspects, range of fitted wardrobes and dresser, two radiators, access to en-suite.

En-Suite Shower Room

4'3" (1m 29cm) x 10'0" (3m 4cm)

uPVC double glazed window to rear aspect, fitted with a range of cupboards, drawers and worktops, corner vanity sink unit, low level W.C., walk-in shower unt with curved glazed screen, chrome heated towel rail, fully tiled walls and floor.

Bedroom Two

11'6" (3m 50cm) x 8'10" (2m 69cm)

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

Bedroom Three

10'9" (3m 27cm) x 8'9" (2m 66cm)

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

Bedroom Four/Office

7'8" (2m 33cm) x 9'2" (2m 79cm)

uPVC double glazed window to rear aspect, radiator.

Bathroom

8'3" (2m 51cm) x 5'9" (1m 75cm)

uPVC double glazed window to rear aspect, panelled bath with glazed shower screen, vanity sink unity with storage below, chrome heated towel rail, cupboard housing gas central heating boiler, part tiled walls, tiled floor.

Separate W.C

5'8" (1m 72cm) x 2'10" (86cm)

uPVC double glazed window to rear aspect, low level W.C.

Outside

Both the front and rear gardens are beautifully landscaped and maintained. The front also benefits from a hardstanding driveway leading to the garage. The rear garden is a delightful mix of hardstanding patio area, pathways, lawned area and planting with mature plants, trees, fruit trees and shrubs. An ornamental pond, greenhouse and plenty of space for seating all adds to the benefits of this property.

Garage

8'8" (2m 64cm) x 25'5" (7m 74cm)

with up and over garage door, power and lighting, space for utility area, windows to rear and side aspects, door leading to garden area.



