





# Andrew Lane, High Lane, Stockport, SK6

Asking Price **£595,000**

Impressive Detached Bungalow

Three Bedrooms, Two  
Bathrooms

Sought After Location

Open Plan Family Dining  
Kitchen

Conservatory with Potential to Convert into  
Annexe

uPVC Double Glazing & Gas Central  
Heating

Utility Room

Multi Vehicle  
Driveway

Gardens to Front and Rear

EPC Rating: D

Tenure: Freehold, Council Tax Banding: E

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Set on the ever-popular Andrew Lane in High Lane, this impressive detached bungalow offers a wonderful blend of space, style and flexibility, ideal for anyone looking for a home that feels both welcoming and effortlessly practical. With a generous layout arranged over two floors and entered on the ground floor, it's a property that adapts beautifully to different stages of life, whether you're seeking room to grow, space to host, or simply a home that makes day-to-day living feel easy. Also boasting a spacious conservatory with planning for conversion into an annexe.

At the heart of the house is the open plan family dining kitchen, designed for real living. A separate utility room keeps the essentials tucked away, helping the main living areas stay uncluttered and calm.

Two reception rooms provide the versatility that makes a house feel truly personal. One can be your cosy retreat for quieter evenings, while the other lends itself perfectly to entertaining, or even a dedicated space for hobbies or working from home. The home offers three comfortable bedrooms and, importantly, two bathrooms with an additional W.C upstairs, bringing a sense of ease to busy mornings and making overnight guests feel genuinely looked after.

Outside, gardens to the front and rear create lovely options for outdoor living, A multi vehicle driveway adds everyday convenience, while uPVC double glazing and gas central heating help keep the home comfortable throughout the year.

The location is a real highlight, with High Lane being a sought after setting that balances a neighbourhood feel with excellent accessibility. Supermarkets, schools, leisure facilities and healthcare are all within easy reach, and rail links nearby make commuting and wider travel straightforward. For those who travel further afield, Manchester Airport is accessible from the area, offering useful national and international connections.

A freehold home with Council Tax Banding E and an EPC Rating of D. If you're looking for a detached bungalow that feels special the moment you arrive, with flexible living space, generous parking and a location you'll be proud to call home, this property is well worth viewing.

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**Entrance**

with uPVC double glazed door leading to sitting room.

**Sitting Room**

*11'1" (3m 37cm) x 20'6" (6m 24cm)*

uPVC double glazed windows to front aspect overlooking front garden, storage/cloakroom cupboards.

**Inner Hallway**

*6'3" (1m 90cm) x 12'9" (3m 88cm)*

Stairs with timber balustrade leading to first floor, understairs storage cupboard, radiator.

**Living Room**

*17'7" (5m 35cm) x 11'9" (3m 58cm)*

uPVC double glazed window to rear aspect, feature log burner with oak mantel and stone hearth, radiator.

**Family Kitchen/Dining Area**

*10'9" (3m 27cm) x 31'6" (9m 60cm)*

Two uPVC double glazed windows to rear aspect, uPVC sliding patio doors leading to garden area. Feature log burner, three radiators. Extensive range of fitted wall and base units with worksurfaces incorporating stainless steel sink and drainer, four ring electric hob with extractor over. Built-in double oven and microwave, integrated fridge freezer and dishwasher.

**Rear Porch**

*3'7" (1m 9cm) x 4'0" (1m 21cm)*

uPVC double glazed sides and door leading to garden area.

**Utility Room**

*13'6" (4m 11cm) x 8'3" (2m 51cm)*

uPVC double glazed window and door to rear aspect. Range of wall and base units with stainless steel sink, plumbing for automatic washing machine, ample space for tumble dryer.

**Bedroom One**

*11'9" (3m 58cm) x 11'9" (3m 58cm)*

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

**Bedroom Two**

*11'4" (3m 45cm) x 11'10" (3m 60cm)*

uPVC double glazed window to front aspect, radiator, access to en-suite shower room.

**En-Suite Shower Room**

*4'6" (1m 37cm) x 9'6" (2m 89cm)*

Glazed shower cubicle with tiled walls, low level W.C, hand wash basin, chrome heated towel rail, access to utility room.

**Bathroom**

*7'7" (2m 31cm) x 8'7" (2m 61cm)*

uPVC double glazed window to side aspect, contemporary fitted suite comprising of:- large walk-in tiled shower cubicle, handwash basin with drawers below, back to wall W.C, heated towel rail, tiled floor.

**Landing**

*3'11" (1m 19cm) x 2'2" (66cm)*

**Bedroom Three**

*12'6" (3m 81cm) x 14'8" (4m 47cm)*

uPVC double glazed window to rear aspect, radiator, ample storage to eaves housing gas central heating boiler.

**W.C**

*5'9" (1m 75cm) x 2'11" (88cm)*

Low level W.C, hand wash basin with storage below, radiator.

**Outside**

The rear garden is mainly laid to lawn and is enclosed by part fencing and mature planting, trees and shrubs. There is an attractive flagged patio area with flagged pathway leading to good sized timber shed, access from the front via a secure timber gate, outside cold water tap and flower beds. The frontage boasts an ample hardstanding driveway, lawned area and mature planting.



