



‘Oak House’, 140, Windlehurst Road,
High Lane, Stockport SK6 8AG

Sympathetically restored, extended and remodelled three/four bed, three bath period detached of character enjoying large corner plot (with outbuildings) in excess of a third of an acre.

Guide Price: £

WOODHALL
— PROPERTIES —

SUMMARY:

Sympathetically restored, extended and remodelled three/four bed, three bath period detached of character enjoying large corner plot (with outbuildings) of over a third of an acre. Affording spacious and quite versatile living accommodation in a semi-rural location and might very well suit a family with dependent(s). GFCH, double glazing. Briefly comprises porch, hall, shower room/wc, playroom/bedroom 4, oak beamed sitting room with bi-fold doors, inner hall, dining kitchen with range cooker, utility room, first floor landing, three double bedrooms (master with vaulted and beamed ceiling and en-suite) and family bathroom/wc with shower. 25' detached garage with electronically operated door. Fabulous, landscaped grounds with outbuildings, babbling brook and gated entrance.

GROUND FLOOR

PORCH

Oak framed canopied porch.

HALL

5.33m x 1.57m (17'6" x 5'2") max. Composite double glazed and leaded front door and side panels, double glazed and leaded window, radiator, oak panelled doors.

SHOWER ROOM/WC

2.21m x 1.57m (7'3" x 5'2") max. White and chrome suite of quadrant shower cubicle, pedestal wash hand basin, low level wc, tiled floor, extractor fan, chrome towel warmer/radiator.

PLAYROOM/BEDROOM 4

4.95m x 3.15m (16'3" x 10'4") max. Two double glazed and leaded windows, radiator.

THROUGH SITTING ROOM

5.97m x 5.36m (19'7" x 17'7") max. Plus bay with double glazed bi-fold doors to rear garden, double glazed and leaded window to front, squared opening to chimney breast with inset cast iron gas burner and tiled hearth, beamed ceiling, three radiators, ceiling downlighters, staircase to first floor, understairs cloaks cupboard housing meters and electricity consumer unit.

INNER HALL (REAR)

3.15m x 2.16m (10'4" x 7'1") max. Ceramic tiled floor, radiator, cornice, double glazed and leaded double doors to loggia and rear garden.

DINING KITCHEN (REAR)

6.22m x 4.95m (20'5" x 16'3") max. 'L' shaped with range of fitted base and wall cabinets incorporating bevelled marble work surfaces with porcelain inset sink unit and mixer tap. Rangemaster range cooker with extractor hood over, integral dishwasher, squared recess to chimney breast with inset cast iron log burner, double glazed and leaded window and double doors to rear garden, radiator, dark oak flooring.

UTILITY ROOM

2.41m x 1.55m (7'11" x 5'1") max. Base and wall cabinets, stainless steel sink unit with mixer tap, work surfaces, plumbed for automatic washing machine, radiator, wall mounted gas CH boiler, double glazed and leaded window, integral fridge and freezer.

FIRST FLOOR

LANDING

Double glazed and leaded window, radiator, oak panelled doors.

THROUGH BEDROOM 1

4.52m x 3.81m (14'10" x 12'6") max. Plus fitted wardrobes, double glazed and leaded windows to front and rear, radiator, beamed and vaulted ceiling, door to en-suite.

EN-SUITE

2.06m x 1.24m (6'9" x 4'1") max. White and chrome suite of quadrant shower cubicle with built-in shower, vanity unit wash hand basin with cupboard below, low level wc, tiled floor, part tiled walls, chrome towel warmer/radiator, ceiling downlighters, extractor fan, double glazed and leaded window, beamed ceiling, bulkhead airing cupboard.

BEDROOM 2

4.98m x 4.78m (16'4" x 15'8") max. Double glazed and leaded windows to side and rear elevations, two radiators.

BEDROOM 3

4.95m x 4.34m (16'3" x 14'3") max. Fitted wardrobes, desk and dresser, double glazed and leaded windows to front and side elevations, radiator.

STUDY (FRONT)

2.31m x 1.32m (7'7" x 4'4") max. Double glazed and leaded window, radiator.

BATHROOM (REAR)

2.92m x 2.21m (9'7" x 7'3") max. Contemporary 'period styled' white and chrome suite of free-standing tub with shower/mixer tap, walk-in 'wet' area with built in chrome rainhead shower, pedestal wash hand basin, wc with overhead cistern, part tiled walls, tiled floor with underfloor heating, radiator with chrome towel warmer, double glazed and leaded window, ceiling downlighters, extractor fan, wall light points.

OUTBUILDINGS

GARAGE/ANNEXE

7.67m x 3.15m (25'2" x 10'4") max. Brick built detached garage with electronically operated roll-up door, power and light, double glazed windows and door.

GARDEN ROOM AND STORE

7.32m x 3.48m (24'0" x 11'5")

STORE

3.43m x 2.84m (11'3" x 9'4")

GROUNDS

Occupies large corner plot believed to be in excess of a third of an acre with outbuildings, raised lawned gardens, planted beds, rockeries, evergreens, patios, decking, 'babbling' brook, nightlighting, external power points, cold water tap, boundary fencing and hedgerows. Accessed through remote controlled, wrought iron gates at front to large, wide driveway providing hardstanding for numerous motor vehicles.

TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is D. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is D. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

