



Offers Over **£360,000**  
Hollinwood Road, Disley, Stockport, SK12 2EE



Welcome to sizeable cottage home living in Disley on the edge of the Peak District close to the boundary of Derbyshire. With over 1300 sq feet of tastefully presented, well proportioned living space, number 72, a FOUR BEDROOM home with an EN-SUITE SHOWER ROOM, belies its rather attractive terrace cottage appearance!

Set back from Hollinwood Road by way of a stone paved drive embellished by raised planted borders, first impressions of this lovely home are captivating.

For the outdoorsy type (or those with a four legged friend) the property is alluringly close to countryside walks with the Peak Forest Canal tow path located nearby off Redhouse Lane. Disley has retained a charming village feel and enjoys amenities including Disley Primary School, independent shops, public houses and restaurants. The village with its train station (Manchester to Buxton line), is within half a mile.

Not until you visit will you feel the incredulity of the size and space here.

Step into the vestibule, then through to the good sized living room where the exposed chimney with a wood burning stove makes a magnificent focal point.

Open the brace and ledge cottage door and step through to the spacious dining/ living/ kitchen area to the rear. Enhanced by an extension, this area needs to be seen to be believed. Sociably open yet zoned, the space is zoned from the kitchen which is set into a further extension and features a roof light. Create culinary delights here without having to take them far to family/ guests waiting hungrily!

Head upstairs to the first floor to find three bedrooms (two double and one single) along with a good sized bathroom/ w.c. Revive and relax here in style with room enough for a Victorian style claw feet bath and a separate shower cubicle.

It's not over yet. Take a breath and head to the second floor landing. Open the cottage door and be impressed by a sizeable double bedroom beyond which is an en-suite shower room and storage area.

Outside, to the front a sandy coloured stone paved driveway contrasts again the darker stone wall garden and brick facade of the property. Planted borders fill the frontage with colour.

The well established rear garden is tiered with a timber decked patio area leading from the patio doors out and up to a lawn garden with planted borders. Stone steps ascend to a further area with paving and planted borders. This area is presently used as a cottage garden. There is a garden shed and timber store.

Much to see and much to love here at number 72; we look forward to arranging a viewing for you.

EPC Band: D

Council Tax Band: C

Tenure: Leasehold: Circa 876 years remaining.

Ground Rent: £6.80 per annum

## Ground Floor

**Vestibule - 2' 10" x 4' 7" (0.87m x 1.42m)** Composite front door.

Ledge and brace cottage door opening to the living room.

**Living Room - 10' 1" x 16' 2" (3.09m x 4.94m)** A good size living room the focal point of which is an exposed brick chimney breast with an inset wood-burning stove. Ledge and brace cottage door to the vestibule. Ledge and brace cottage door to the dining room/ kitchen. Picture rail. Radiator. Double glazed windows to the front elevation.

**Dining Room open to the kitchen - 21' 10" x 16' 5" (6.66m x 5.02m)** The original dining room is open to the extension which flows into the kitchen area.

You really ought to view to be wowed by the size and space here.

Fire surround with a period style ornamental cast iron fireplace, inset decorative tiles and a tiled hearth.

Tall fitted storage cupboard. Spindle balustrade stairs to the first floor. Good sized under-stairs pantry/ cupboard. Radiator. Wood floor. UPVC double glazed patio doors to the rear garden. Opening into the kitchen.



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**Kitchen** - The wood floor flows into the kitchen. A range of wall, base and drawer units. Belfast sink unit with a cupboard under. Butcher's block work surfaces. Space for a range style oven. Space for a washing machine. Space for a tall fridge freezer. Double glazed window to the rear elevation overlooking the rear garden.

## First Floor

**Landing** - 17' 2" x 5' 3" (5.24m x 1.62m) Dado rail. Spindle balustrade. Stairs leading to the second floor. Radiator.

**Bedroom** - 13' 7" x 10' 7" (4.16m x 3.25m) A good size double bedroom. Radiator. Double glazed window to the rear.

**Bedroom** - 13' 3" x 10' 4" (4.05m x 3.15m) A double bedroom. Double glazed window to the front. Radiator.

**Bedroom** - 9' 8" x 5' 8" (2.95m x 1.74m) A single bedroom, currently used as an office.  
Double glazed window to the front. Radiator.

**Bathroom/ W.C.** - 7' 3" x 7' 7" (2.22m x 2.32m) Relax and revive in this airy, fully tiled bathroom which is fitted with a four piece suite comprising a Victorian style claw feet bath, a separate shower cubicle, a floating wash hand basin and a low level w.c. Tiled floor. double glazed window to the rear. Chrome effect heated towel rail.

## Second Floor

**Landing** - 3' 0" x 3' 4" (0.93m x 1.02m) Double glazed window to the rear. Brace and ledge cottage door opening to the bedroom.

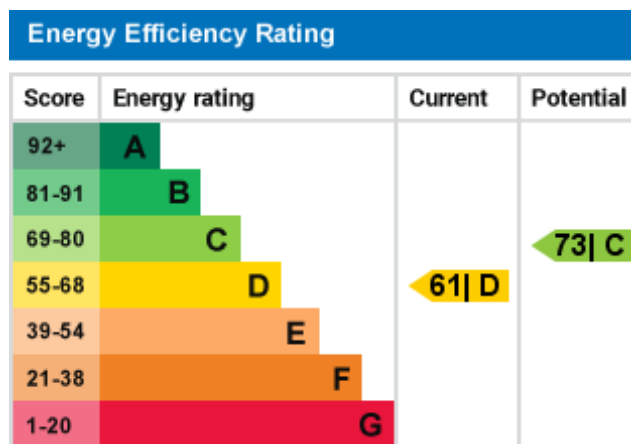
**Bedroom** - 13' 6" x 12' 3" (4.12m x 3.75m) A good size double bedroom which enjoys an en-suite shower room/w.c.  
Fitted wardrobe. Built in cupboard with brace and ledge cottage door. Brace and ledge cottage door into the en-suite. Radiator. Double glazed window to the rear.

## Exterior

**Outside** - Outside, to the front a sandy coloured stone paved driveway contrasts again the darker stone wall garden and brick facade of the property. Planted borders fill the frontage with colour.

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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).