



BROOKSIDE LANE

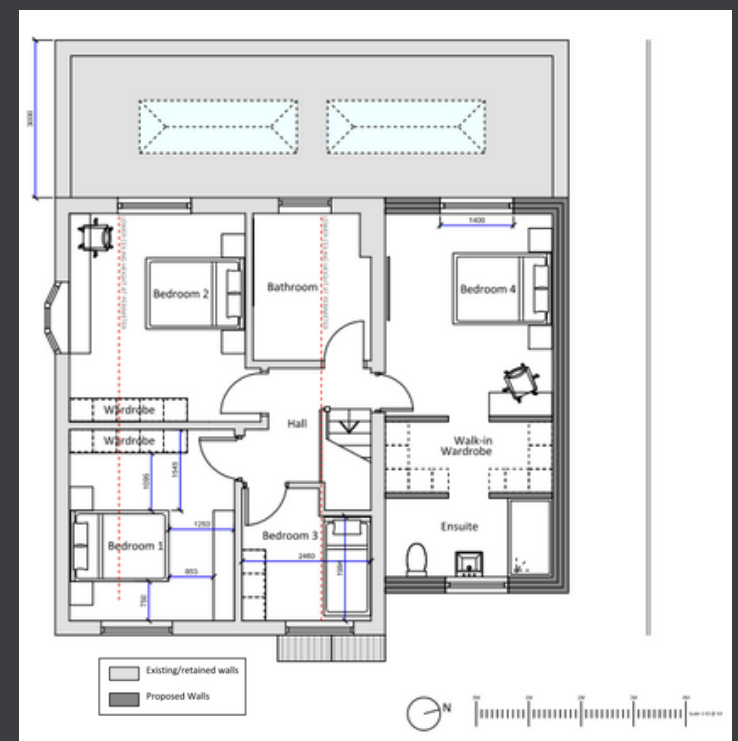
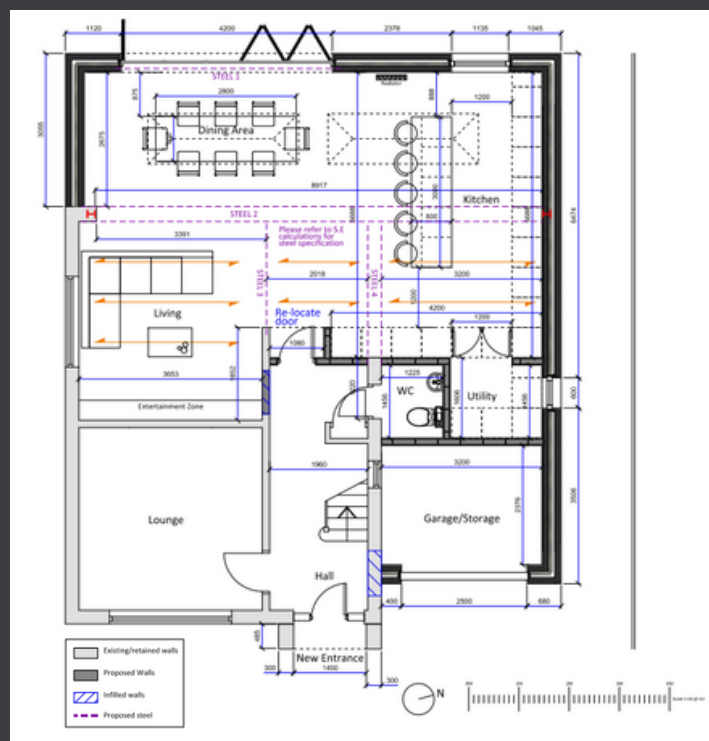
*High Lane*



# PLANNING PERMISSION

- Planning Permission Granted 2022
- Open-Plan Living
- Two-storey Side Extension & Single-storey Rear Permitted
- Sold with No Onward Chain
- Master Bedroom with Walk-in-Wardrobe & En-suite
- Half Garage, Utility & WC

## OUTLINED PLANS FOR EXTENSION:





# PLANNING PERMISSION

Where country and city meet, discover Brookside Lane, a home set on a good size plot. Consider the potential of adding a side extension, comprising upstairs a master bedroom overlooking the rear, with walk-in wardrobe/dressing room and private ensuite shower room. The perfect adult sanctuary, transforming this home from three bedrooms to four large bedrooms. There is also planning for a single storey extension to the rear creating an open plan, contemporary kitchen-dining-living room with separate utility room and half garage.





## PRIME LOCATION

Perfectly poised on the cusp of both Stockport and the Peak District National Park, experience the best of both city and countryside at Brookside Lane; a three-bedroom detached home brimming with potential to provide the ultimate in modern family living.

Ideally positioned within easy reach of parks, golf clubs, woodland, schools, shops and road and rail links, Brookside Lane is unrivalled when it comes to location.

Park up on the driveway and take note of the attractive Tudor-esque front gable and traditional windows as you make your way to the front door.

Step through into the entrance hallway, where the staircase rises up to the right, and a door to in front opens through to what currently serves as a pleasant dining room.





## A WARM WELCOME

Carpeted underfoot and with a traditional dado rail to the walls, this good-size room could make a cosy snug, with the addition of a log-burning stove.



Next door on the left is the spacious living room is brimming with light from the large window. Carpeted underfoot once more, there is a chimney breast that would once again impress with a contemporary fireplace or wood-burning stove.



Opening up from this room, drawing light through from the outdoors, is the sunroom a peaceful extension of the main living room, perfect for relaxing with a book or afternoon coffee in the warmth of the sun.



## FAMILY LIVING POTENTIAL...

At the end of the hallway, discover the kitchen, practical and equipped with all the essentials. Consider the potential to create your ultimate family living-dining-kitchen in this space, by opening the kitchen up into the neighbouring lounge. Imagine installing a sleek, contemporary kitchen with floor to ceiling cabinetry and smooth, granite topped central island with feature lighting and breakfast bar. There is also scope to create a utility room to the rear, with WC.

Picture a dining table set before bifolding doors, opening out to the garden for easy flow indoor-out summer living and barbecues. Perhaps a roof lantern above, to spill additional daylight down through the room, alongside a cosy seating area in front of a media wall tucked to one corner.





## SWEET DREAMS

Returning to the entrance hall, turn left to discover the handy downstairs cloakroom with wash basin and WC.



Make your way up the stairs to discover a single bedroom to the front, alongside a double bedroom with fitted storage, also to the front, with a spacious double bedroom with side bow window to the rear and three storage cupboards.

Serving all these bedrooms is a large family bathroom with shower, separate bath, wash basin and WC.





## PRIVATE GARDEN

Outside, flow out from the patio doors in the kitchen into the good-sized, enclosed and private garden, perfect for children and pets.

High hedging to one side provides shelter and shade, with a neat rectangle of lawn for children to play and a sunny patio for enjoying an evening tipple and setting up furniture for serene summer barbecues.



## OUT & ABOUT

Nestled in the leafy Stockport suburbs, Brookside Lane enjoys an unrivalled location. Families can benefit from the choice of a number of local nurseries and primary schools — many within walking distance — including High Lane Primary School, Brookside Primary School — and Middlewood House Forest School, catering to 0-8 year olds for outdoor play and learning in a small woodland setting.





Marple Hall School, Hazel Grove School, Poynton High School and Performing Arts College, Bramhall High School and Hulme Hall Grammar School are also close by.

Brookside Lane also benefits from being poised between a number of fantastic golf clubs, including Davenport Golf Club, Disley Golf Club and Hazel Grove Golf Club, with New Mills Golf Club and Marple Golf Club also within easy reach. Sports lovers are also well placed for the local cricket club and tennis club.

With several pubs, supermarkets and shops close by, Brookside Lane is also less than 15 minutes' drive from nearby Stepping Hill Hospital.

Perched on the periphery of the Peak District National Park, there is plenty of countryside on your doorstep to enjoy, from walks in Jacksons Brickworks Local Nature Reserve and Lyme Park (around a 30-minute walk or roughly seven minutes away by car), to strolls along Bollington Brook, to Bollinhurst Reservoir, to Bowstones or, a little further afield to Blue John Cavern.

Enjoy the very best of both country and city, in a home bursting with potential to mould itself to your family's needs, at Brookside Lane.



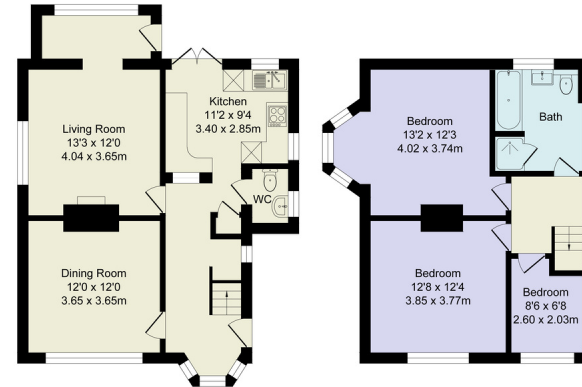


## FINER DETAILS

- Planning Permission Granted 2022
- Detached
- Freehold
- No Onward Chain
- Council Tax Band D
- Two Reception Rooms
- Original Features
- Driveway
- Rear Private Garden

### Brookside Lane Total Approx. Floor Area 1123 Sq.ft. (104.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor  
Area 614 Sq.Ft  
(57.0 Sq.M.)

First Floor  
Approx. Floor  
Area 509 Sq.Ft  
(47.3 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



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*High Lane*



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