

6 Hazelhurst Road, Stalybridge, SK15 1HD

£215,000

A Wilson Estates are delighted to bring to the market this three bedroom semi detached property in the Ridge Hill area of Stalybridge.

This well loved home has been in the same family for many years, and is now ready for the next family to enjoy.

Benefitting from being sold with no vendor chain and would make a fantastic purchase for a range of purchasers from those looking to buy for the first time to growing families.

Beautifully maintained and well presented, throughout. You can move straight in and decide how you would put your own stamp on it.

Once inside you will find an entrance porch, hallway, lounge, dining area, kitchen and access to the rear garden. To the first floor there are three bedrooms plus a family bathroom.

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Entrance Porch

Sliding doors, glazed door into the entrance hallway.

Entrance Hallway

Window to the side elevation, stairs rising to the first floor with large useful under stairs storage cupboard. Doors to lounge & kitchen.

Lounge

15'3 x 10'1 (4.65m x 3.07m)

Window to the front elevation, feature stone fireplace with timber mantle. Opening into the dining room.

Dining Room

10'1 x 7'10 (3.07m x 2.39m)

Window to the rear elevation with views over the garden.

Kitchen

10 x 7'11 (3.05m x 2.41m)

Window to the side elevation and back door. Fitted with a range of modern floor and wall mounted units with coordinating work surfaces over. Gas cooker point, space for fridge freezer, plumbing for washing machine and tumble dryer. Ceramic one and half bowl sink unit and drainer with swan neck tap. Part tiled walls.

Stairs & Landing

Window to the side elevation. Cupboard housing Worcester gas central heating boiler. Doors to all rooms.

Bedroom One

11'10 x 9'3 (3.61m x 2.82m)

Window to the front elevation, plenty of wardrobes with matching drawers and dressing table along with matching headboard.

Bedroom Two

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

Window to the rear elevation with views over the garden.

Bedroom Three

6'9 x 6'9 (2.06m x 2.06m)

Window to the front elevation.

Bathroom

Opaque window to the rear elevation, suite comprising of a panel bath with 'telephone' style shower attachment over, low level W.C and hand wash basin. Tiled walls.

Externally

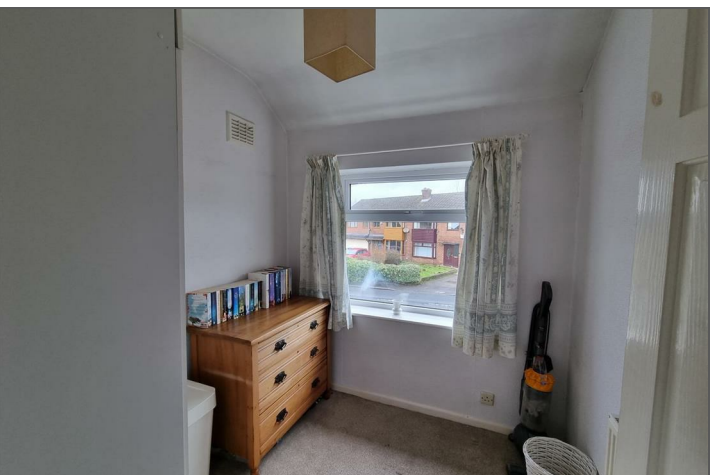
The property has pleasant well kept gardens to both the front and rear, with a carport to the side. The rear garden is a great spot for children to play, and to sit in the summer months on the decked area.

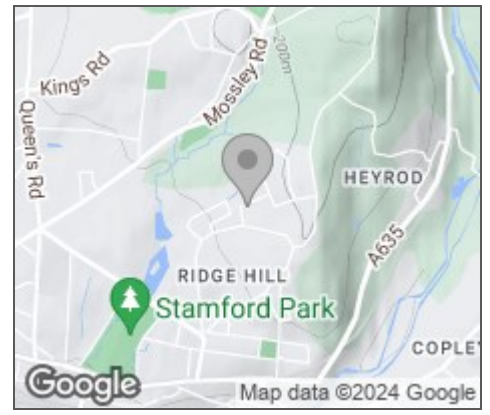
Additional Information

Tenure: Leasehold - £12.50 per year ground rent.

EPC Rating: C

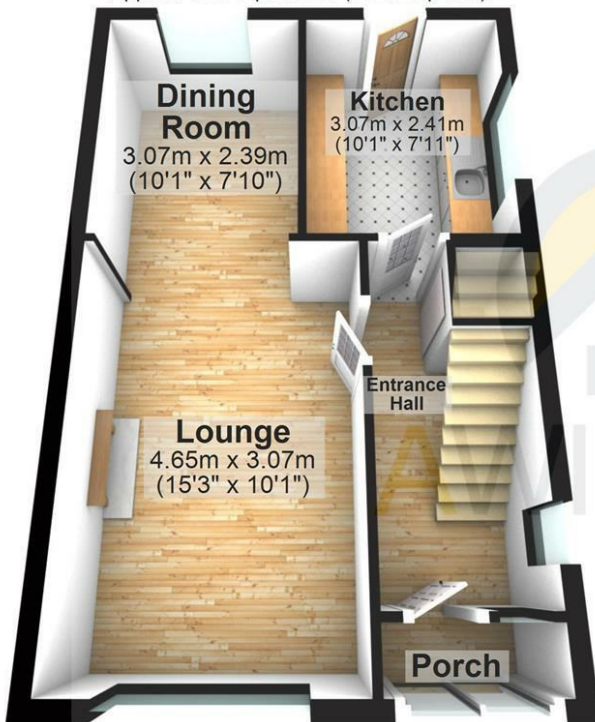
Council Tax Band: C





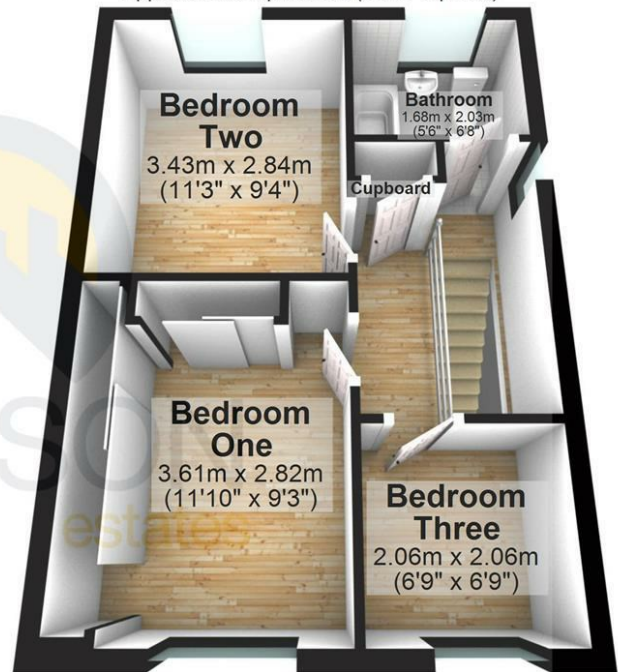
Ground Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 73.8 sq. metres (794.2 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	85		

Energy Efficiency Rating Legend:

- A (92 plus): Very energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:

- A (92 plus): Very environmentally friendly - lower CO₂ emissions
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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