

## 30 Hazelhurst Road, Stalybridge, SK15 1HD

**£240,000**

A Wilson Estates are delighted to bring to the market this fantastic family home. The property is located within the popular 'Arlies' area of Stalybridge which is a popular residential area, and has had a total refurbishment, making it ready to move into!

This beautifully presented property itself comprises of a spacious lounge, a heart of the home dining fitted kitchen, three bedrooms and a family bathroom.

Outside are gardens to the front, side and rear, and driveway parking.

The area benefits from having local amenities as well as having convenient transport links via road or Stalybridge Railway which is approximately a mile away.

Those with children of a school age can take advantage of the ever popular Arlies Primary School in addition to Rosehill and Silver Springs. There is also West Hill, Copley, St Damián's High Schools which are all within the catchment area.

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## Entrance Vestibule

Double opening doors into the vestibule, door into the entrance hallway.

## Entrance Hallway

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

## Lounge

15'0" x 10'1" (4.57m x 3.07m)

Window to front elevation, open to the dining kitchen.

## Dining Kitchen

10'2" x 16'2" (3.10m x 4.93m)

Double opening French doors leading out to the garden. Window to side with far reaching views. Fitted with a range of floor and wall mounted units with coordinating work surfaces over, stainless steel sink with mixer tap, built in electric oven, induction hob and extractor fan above. Plumbing for washing machine, space for fridge freezer.

## Stairs & Landing

Window to side elevation, built in storage cupboard, doors to all upstairs rooms.

## Bedroom One

12'0" x 9'4" (3.66m x 2.84m)

Window to front elevation with lovely far reaching views.

## Bedroom Two

11'1" x 9'4" (3.38m x 2.84m)

Window to rear with views over the garden and beyond.

## Bedroom Three

5'10" x 6'8" (1.79m x 2.03m)

Window to front elevation.

## Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with shower over, low level w.c and hand wash basin. Part tiled walls.

## Externally

The front of the property has a large lawn and drive way parking that takes you all the way towards the rear. Round to the rear is a pleasant enclosed garden complete with patio and lawn,

## Additional Information

Tenure: Leasehold 999 years from 1967 - £12.50 per year ground rent

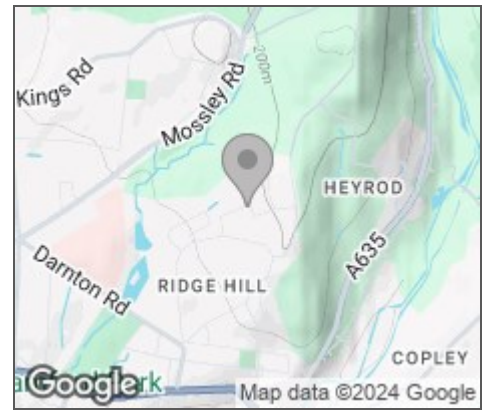
EPC: D - 66 - 80

Council Tax Band: C



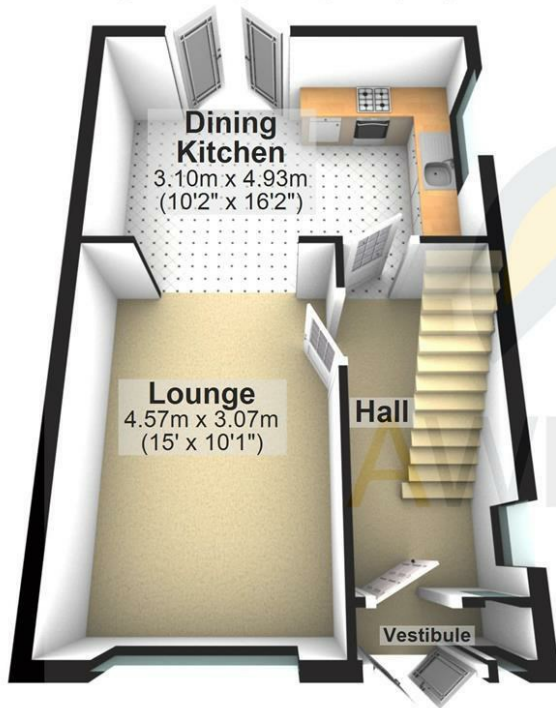






### Ground Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.2 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	<b>England &amp; Wales</b>
		66	EU Directive 2002/91/EC

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