



- Semi Detached Property
- Two Double Bedrooms
- Two Bathrooms
- Downstairs WC
- Lounge/Dining Room
- Kitchen
- Parking
- Garden

4 Hamilton Close
Stockport, SK4 5NJ

£120,000

A well presented two double bedroom semi detached property, ideally located for Heaton Chapel and Stockport Town Centre. Sold as a 50% share, the accommodation comprises of an entrance hall, downstairs WC, lounge/dining room and a kitchen. To the first floor there are two good sized bedrooms, en-suite shower room and a family bathroom. Externally to the front there is a driveway providing off road parking with side access to the rear garden, which is laid with artificial turf and a patio area. Rent and service charge £273.34 PCM. Lease 109 years.

Ground Floor

Entrance Hall 12' 9" x 7' 7" (3.88m x 2.31m)

Laminate flooring, radiator, stairs leading to first floor.

Downstairs WC 6' 0" x 3' 1" (1.83m x 0.94m)

Low level WC, pedestal wash hand basin, radiator, window to front.

Lounge/Dining Room 14' 6" x 13' 9" (4.42m x 4.19m)

Radiator, storage cupboard, French doors to garden.

Kitchen 12' 3" x 6' 1" (3.73m x 1.85m)

Fitted with a range of wall cupboards and base units with work surface over, one and a half bowl sink unit and drainer, built in oven, four ring gas hob with extractor fan over, space for fridge/freezer and washing machine, radiator, laminate flooring, window to front and side.



First Floor

Landing

Loft is accessed via fold down ladder, which is boarded and has light.

Bedroom One 11' 1" x 10' 2" (3.38m x 3.10m)

Radiator, storage cupboard, windows to side and front.



En-suite Shower Room 9' 0" x 3' 3" (2.74m x 0.99m)

Low level WC, pedestal wash hand basin, shower cubicle, radiator, window to front.



Bedroom Two 13' 8" x 9' 7" (4.16m x 2.92m)

Radiator, windows to side.

Family Bathroom 7' 2" x 5' 7" (2.18m x 1.70m)

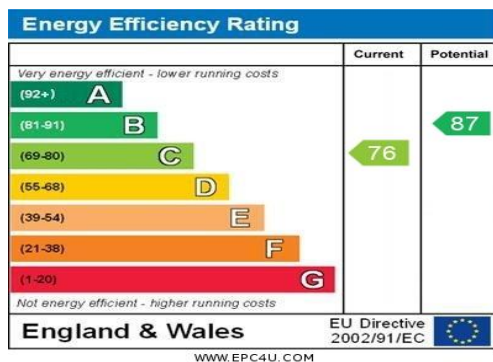
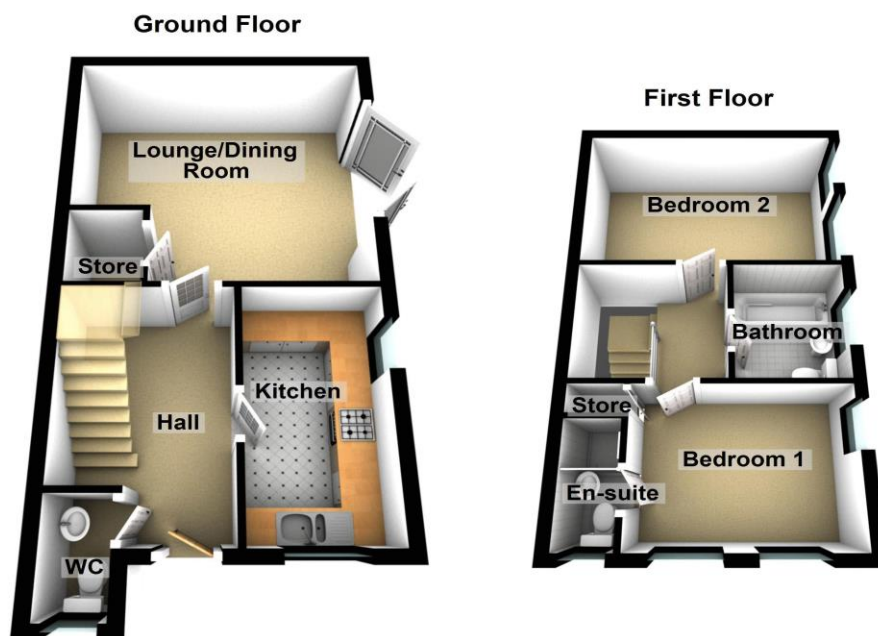
Fitted with white suite comprising low level WC, pedestal wash hand basin and bath with shower over, part tiled walls, radiator, window to side.



External

To the front there is a driveway providing off road parking with side access to the rear garden, which is laid with artificial turf and a patio area.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

Make Your Move

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