



7 Hawthorn Close Disley Stockport SK12 2GE

£625,000

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to offer for sale this impressive four double bedroom detached residence which overlooks beautifully countryside & backs directly onto the Peak Forest Canal. A short walk from Disley village, train station & the well regarded schools. If you are looking for space both inside & out be sure to book your viewing early as this is one of the largest properties within this small development which was built in 2019. In brief to the ground floor there is a welcoming hallway, home office/playroom, spacious lounge which is open to the 28ft dining kitchen, utility room & downstairs WC. To the first floor there are the four double bedrooms, three piece ensuite shower room & four piece family bathroom. One of the rear bedrooms boasts a generous balcony which enjoys views looking towards Kinder Scout. The property is warmed by gas central heating & is fully uPVC double glazed. Externally to the front there is a pleasant garden along with a double driveway which leads to a detached double garage. The rear garden is a real treat for any growing family. Split over two levels there are patio areas, lawned garden & wood chipped soft play children's area, all of which enjoys the stunning view. All of this simply must be viewed to be fully appreciated. To book your viewing call the team at HOME.

- No vendor chain!
- 28ft fitted dining kitchen
- Ensuite shower room
- Stunning viewings to the rear
- Four double bedroom detached
- Utility room & downstairs WC
- Four piece family bathroom
- Spacious lounge
- Home office/playroom
- Impressive gardens, parking & double garage



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Hallway 15'10" x 6'2" (4.85m x 1.88m)

uPVC double glazed door to the front with uPVC double glazed windows either side. Stairs leading to the first floor.

Downstairs WC

A two piece suite comprises low level WC and wash hand basin. Tiling to compliment and radiator.

Lounge 16'4" x 11'10" (5.00m x 3.63m)

uPVC double glazed window to the front, LVT wooden effect flooring and radiator. Open through to the dining kitchen.

Playroom/Home office 9'6" x 8'11" (2.92m x 2.74m)

uPVC double glazed window to the front and radiator.

Dining kitchen 10'0" x 28'8" (3.07m x 8.74m)

Two sets of uPVC double glazed French doors leading to the rear garden. uPVC double glazed window to the rear. A comprehensive range of fitted wall and base units with a quartz worktop over. Island with matching worktop along with base units below. Integrated hob, oven and extractor fan. Integrated dishwasher and fridge freezer. Space for other appliances. Incorporating an undermounted dingle unit sink with mixer tap. Radiator and spotlights.

Utility room 5'10" x 5'8" (1.80m x 1.73m)

A range of fitted base units with a worktop over. Space for appliances below. uPVC double glazed door leading to the side.

Shaped landing

Open balustrade, loft access. Built in storage cupboard.

Bedroom one 12'11" x 12'2" (3.96m x 3.71m)

uPVC double glazed window to the front and radiator.

Ensuite shower room

A three piece suite comprises low level WC, wash hand basin and shower cubicle. Tiling to compliment, radiator and uPVC double glazed window to the front.

Bedroom two 12'11" x 13'8" (3.96m x 4.17m)

uPVC double glazed window to the front and radiator.

Bedroom three 13'1" x 8'7" (4.01m x 2.62m)

uPVC double glazed window to the rear and radiator.

Bedroom four 13'1" x 8'7" (4.01m x 2.64m)

uPVC double glazed French doors leading to the balcony. Radiator. The balcony is large enough for a bistro table and several chairs making it ideal to enjoy the viewings along with the evening sun.

Family bathroom

A four piece suite comprises low level WC, wash hand basin, bath and shower cubicle. Tiling to compliment, radiator and uPVC double glazed window to the rear.

Double garage

The detached double garage has been converted to provide storage area to the front with up and over garage doors, power and light. The rear half of the garage has been converted into a useful space (10'2 x 16'8) and is ideal for those working from home or need extra space

for the family. uPVC rear door, power and lighting

Externally

To the front of the property there is a lawned garden along with pathway to the front door. There is a double driveway providing ample off road parking which leads to the detached double garage. The rear garden must be viewed to be appreciated. Split over two levels, there are patio areas, a lawned garden and then steps leading to the wood chipped soft play area. The rear enjoys stunning views of open countryside and the Peak Forest canal.

Tenure & management information

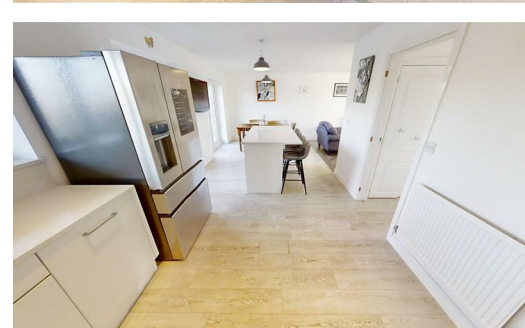
The property is Freehold. As Hawthorn Close is a private road there is an annual service charge of £150 payable.

Council tax

The property is council tax band E.

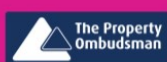
Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



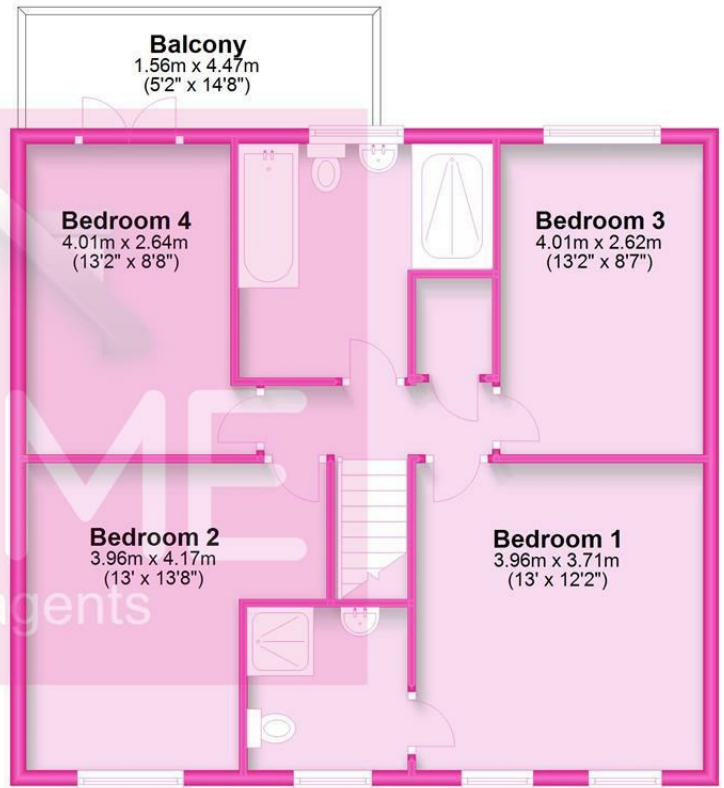
LOCAL EXPERTS THAT GET YOU MOVING

www.homestateagents.com

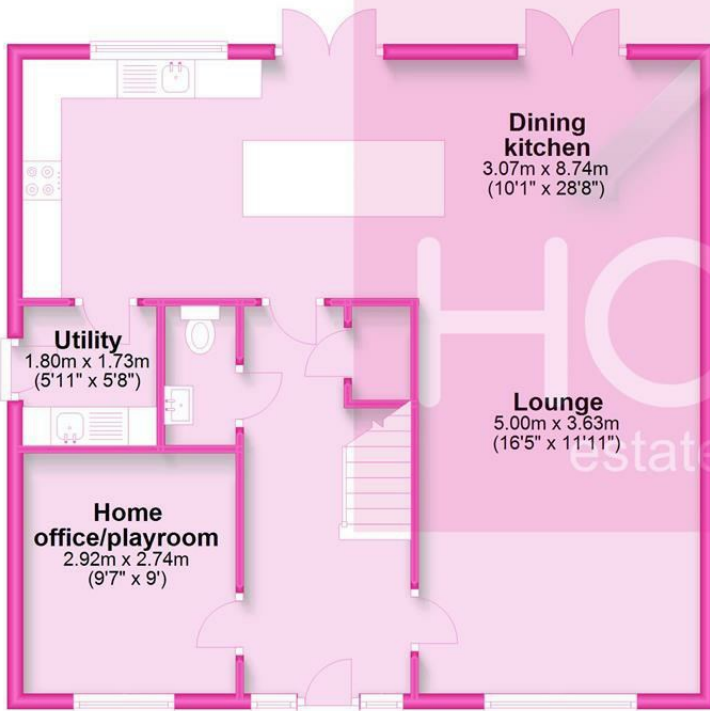


Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

First Floor
Approx. 70.3 sq. metres (756.4 sq. feet)



Ground Floor
Approx. 70.9 sq. metres (763.6 sq. feet)



Total area: approx. 141.2 sq. metres (1520.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



LOCAL EXPERTS THAT GET YOU MOVING

www.homestateagents.com



Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553