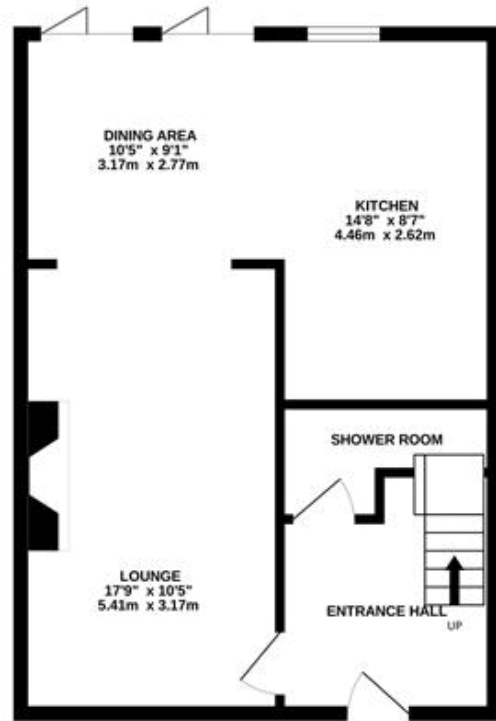


63 CLARENDON ROAD

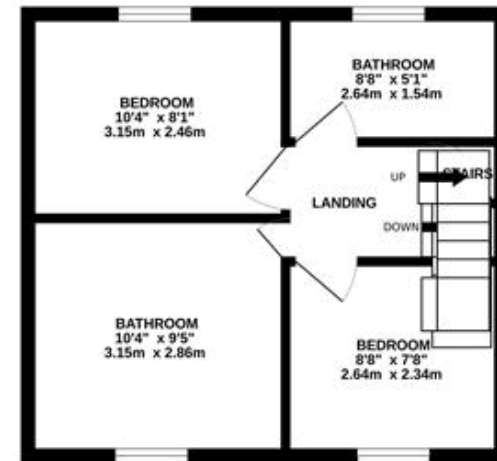
Hazel Grove

£320,000

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Bramhall

9, Ack Lane East, BRAMHALL SK7 2BE

0161 439 5555 bramhall@gascoignehalman.co.uk

gascoignehalman.co.uk



A superbly presented much improved deceptively spacious character semi-detached home including 3 bedrooms, 2 bathrooms, lovely open plan living, good size gardens and a open rear aspect.

GASCOIGNE HALMAN

- NO VENDOR CHAIN
- Gas fire and central heating and double glazing
- 3 bedrooms, 2 bathrooms
- Feature lounge with living flame

- Good size gardens
- Lovely open plan dining kitchen
- Fitted kitchen with appliances
- Off road car parking

£320,000

63 CLARENDON ROAD

Hazel Grove



Clarendon Road is situated in the much sort after location of Hazel Grove, enjoying a popular residential spot. The property is fronted by a generous garden providing ample parking and a nice driveway, which also leads to the sides of the house that accommodates for further space. The rear gardens incorporate areas laid to lawn, a paved patio and enjoys a lovely open aspect with open space to the rear. Internally the accommodation is well balanced and much improved over more recent times and must be viewed to be fully appreciated. The spacious hallway includes a downstairs shower room and WC whilst the impressive through lounge is over 17 ft in length featuring a living flamed gas fire.

The lounge opens into a lovely dining area with patio doors to outside whilst being open to an extensively fitted kitchen including an excellent range of units and appliances and butchered worktops. To the first floor there are 2 double bedrooms and spacious 3rd single bedroom, whilst the bathroom is fitted with a modern suite with feature roll top bath. The property has further benefits of gas fire central heating and UPVC double glazing and with the added benefit of no vendor chain will be ready for immediate occupation.

LOCATION

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.

DIRECTIONS

For Sat Nav - SK7 4NT

TENURE

Leasehold - Ground rent £15 per year

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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GASCOIGNE HALMAN