



**GASCOIGNE
HALMAN**

Clarendon Road, Hazel Grove
Offers Over £200,000

THE AREA'S LEADING ESTATE AGENCY



Clarendon Road is a semi-detached house located in Hazel Grove. This property requires complete refurbishment, presenting an excellent opportunity for those looking to renovate and customise a home to their preference. The property can easily be extended subject to any necessary permissions and this no chain property will allow any buyer to get creative and upgrade to modern day standards.

Property details

- In Need of Full Modernisation
- No Onward Chain
- Three Bedroom Semi Detached Residence with Driveway Providing Off Road Parking
- Spacious Rear Garden With Ample Space to Extend (STPP)
- Primary & Secondary Schools & Recreational Parks Are Within Easy Reach
- Hazel Grove High Street & Hazel Grove Train Station Conveniently Accessible



About this property

NO CHAIN - Clarendon Road offers a unique opportunity for buyers seeking a project to create a personalised living space. Its location in the vibrant community of Hazel Grove, combined with the potential value appreciation post-renovation makes it a compelling prospect for investors and homeowners alike. Whilst it may need complete refurbishment, this blank canvas is brimming with potential. As you enter, the ground floor welcomes you into a hallway which in turn leads you into a generously sized living room that could be re-imagined. The dining room currently displays an open plan arrangement offering a seamless flow. Discerning buyers could maintain or separate these areas to suit individual needs but for a more contemporary layout there is the potential to extend. With some creativity these rooms could be filled with natural light and stylish finishes, creating the ideal setting for family gatherings or entertaining friends. The kitchen is ready for a modern redesign. Imagine a sleek, well-equipped space with integrated appliances, ample counter space, and room for a cozy breakfast nook. A rear extension or open-plan kitchen-diner could add significant value, turning this area into the heart of the home. Upstairs, the property typically offers three bedrooms, each requiring modernisation. The main bedroom has the potential to become a serene retreat with bespoke storage and tasteful decor. The remaining bedrooms could serve as children's rooms, guest spaces, or even a home office. The current bathroom needs a complete overhaul, providing the opportunity to introduce a chic, contemporary suite. Think sleek tiling, modern fixtures, and a spa-like atmosphere for unwinding after a long day. Externally a driveway provides ample parking whilst to the rear of the property a magnificent large garden awaits. The garden will require landscaping but again this is an opportunity to let the design ideas flow. If you have the vision and drive, this property could become a bespoke family home, blending the character of its established setting with modern luxury. An investment here could yield significant returns, both financially and in creating a home uniquely defined as yours. Ready to bring your vision to life? This is more than just a property, it is a project waiting to be transformed.



DIRECTIONS

SK7 4NT

COUNCIL TAX BAND

B

TENURE

Leasehold

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.

EFFICIENCY RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

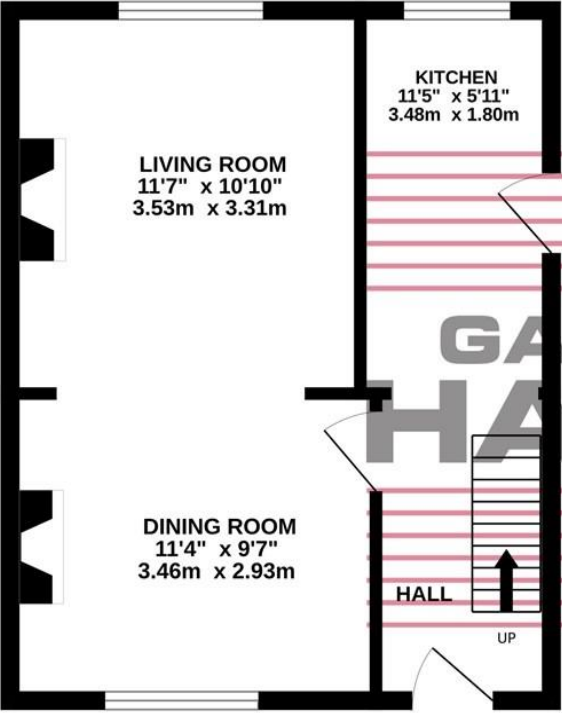
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

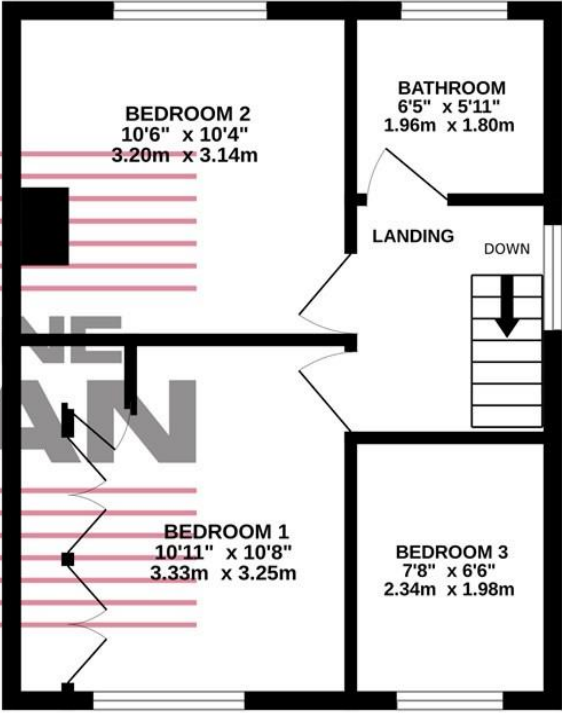
No

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.

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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