

1 Hartwell Grove, Stockport

£575,000 Leasehold

FOUR BEDROOMS, TWO BATHROOMS • PRIVATE ROAD OF ONLY THREE HOUSES • WEST-FACING GARDEN • INTEGRAL GARAGE • CLOSE TO SUPER TRANSPORT LINKS AND LOCAL AMENITIES • MODERN OPEN-PLAN KITCHEN



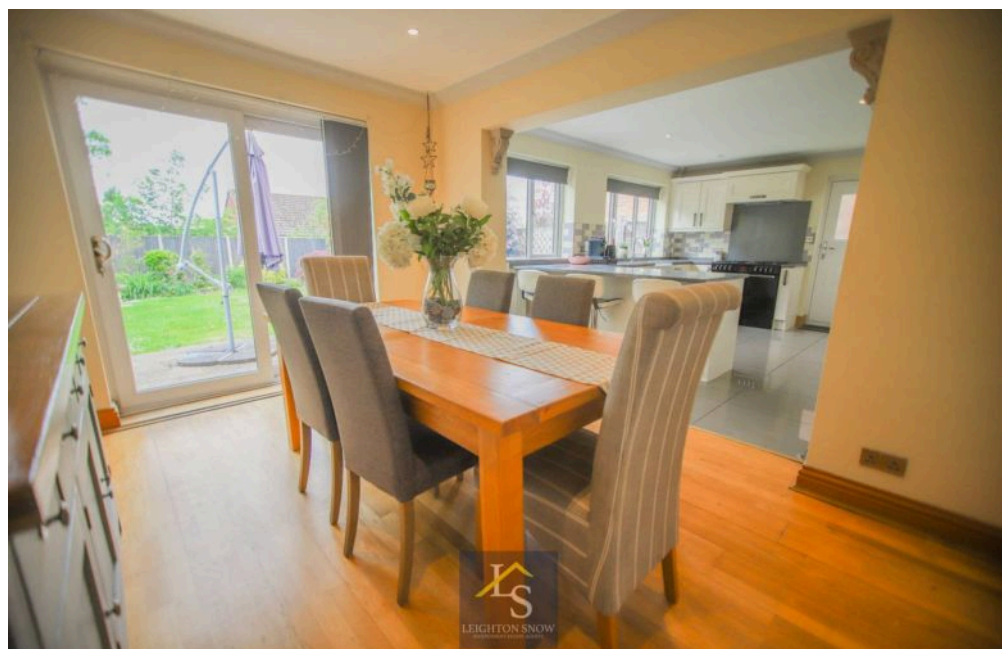
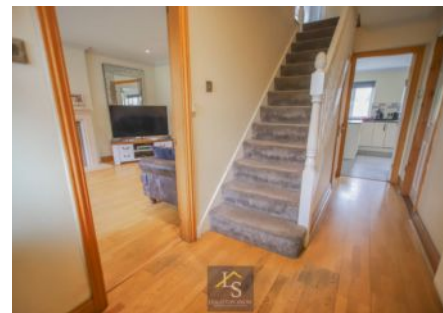
This brilliant four bedroom detached home sits on a small private road of only three properties. Tucked away on a generous plot with west-facing garden the property boasts spacious accommodation as well as an integral garage.

Council Tax band: E

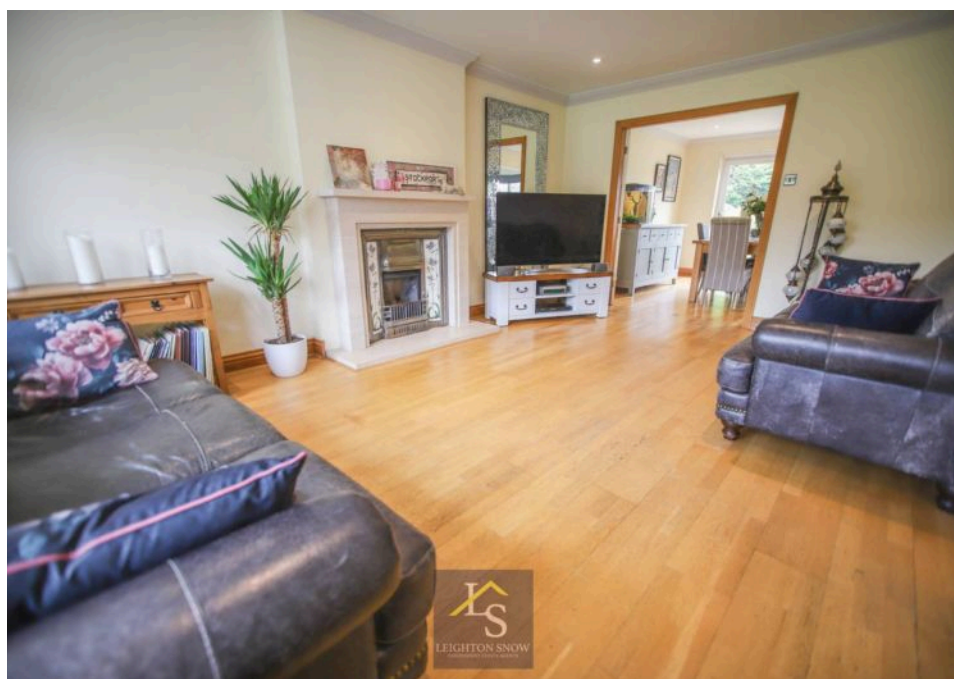
Tenure: Leasehold

EPC Energy Efficiency Rating: C

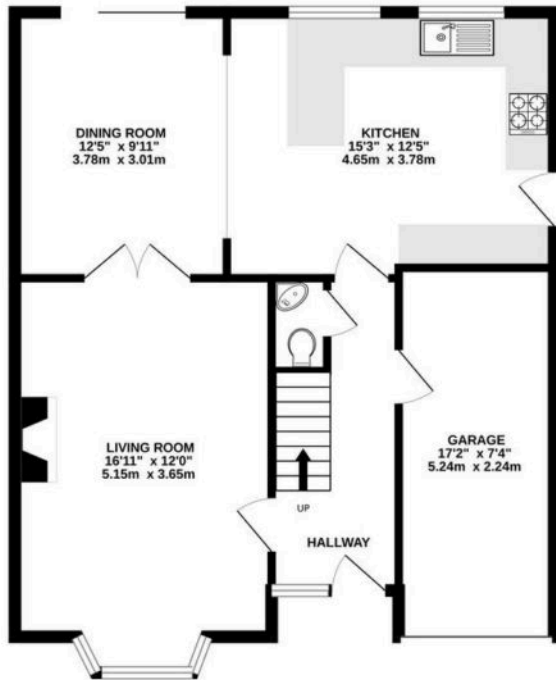
EPC Environmental Impact Rating: D



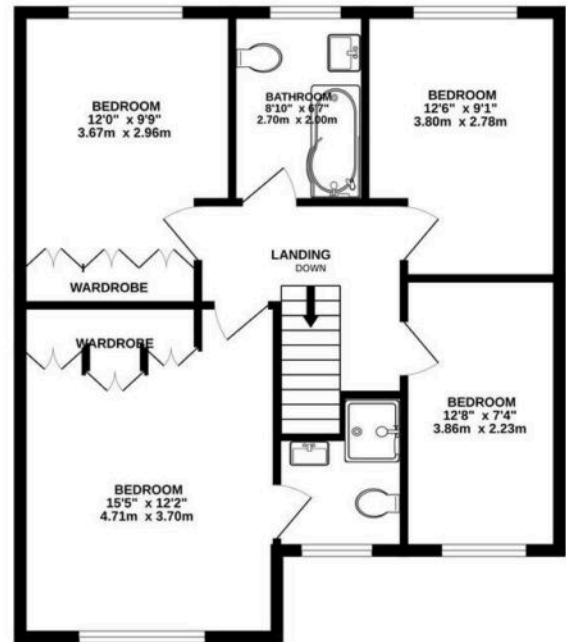
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GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A marvellous family home offering spacious and well-presented accommodation over two floors. There is a covered porch which leads into the entrance hall. The living room sits to the right hand side and is a bright room with lovely bay window to the front and a charming feature fireplace. The living room opens into the dining room where patio doors provide access to the sunny west-facing garden. The dining room opens into the kitchen which provides modern cupboards and drawers set under generous worktop space. Two windows floor the room with natural light whilst also offering picturesque views over the garden. Leading back round into the hallway from the kitchen there is a WC and access into the integral garage.

To the first floor the four bedrooms are all doubles and all well-proportioned. The master and bedroom two both boast fitted wardrobes providing excellent storage options. There is a modern en-suite off the master with shower, wash hand basin and WC. The family bathroom is another modern suite with wash hand basin, WC and 'p'-shaped bath with shower over.

Externally the front of the property offers a charming lawn sitting adjacent to the driveway providing off-road parking. There is access down the side of the property to the west-facing rear garden. The garden is enclosed by wooden fencing with well-stocked borders providing a relaxing setting. There is a generous lawn and a paved patio. Sitting on an elevated plot allows for a good degree of privacy from neighbouring homes.



