



23 Chester Road, Hazel Grove,  
Stockport SK7 5NU

Deceptively spacious Victorian c1870 mid terrace cottage at the heart of the village centre. Now in need of modernisation. No onward chain.

Asking Price: £215,000

**WOODHALL**  
— PROPERTIES —

## SUMMARY:

Button Cottage is a deceptively spacious Victorian c1870 mid terrace property situated at the heart of the village centre, close to the railway station. Now in need of a full programme of modernisation and likely to be of interest to a variety of buyers including investors. GFCH, double glazing. The extended accommodation briefly comprises: hall, two separate reception rooms, inner hall with cloakroom/wc, 18' breakfast kitchen, three bedrooms and bathroom/wc with shower. A patio garden enjoys an open southerly aspect across garden allotments to the rear. Residents permit parking. **Immediate vacant possession is available with no onward chain.**

## GROUND FLOOR

### ENTRANCE HALL

15' 8" x 3' 3" (4.78m x 0.99m) max. Double glazed and leaded composite front door, cornice, radiator, staircase to first floor.

### SITTING ROOM (FRONT)

13' 6" x 12' 3" (4.11m x 3.73m) max. Double glazed and leaded window, Regency style fire surround to inset living flame coal effect gas fire with marble back and hearth, electricity meter cupboard, cornice, radiator, dimmer light switch.

### LIVING/DINING ROOM (REAR)

14' 4" x 13' 6" (4.37m x 4.11m) max. Double glazed and leaded window, Regency style fire surround to inset living flame coal effect gas fire with marble back and hearth and back boiler, cornice, dado rail, radiator, understairs cupboard (with gas meter).

### INNER HALL

7' 11" x 7' 8" (2.41m x 2.34m) max. L-shaped, double glazed and leaded door to outside rear, doors to cloakroom/wc and kitchen, CH programmer and thermostat.

### CLOAKROOM/WC (REAR)

4' 3" x 4' 3" (1.3m x 1.3m) max. Low level wc, wash hand basin, radiator, double glazed window.

### BREAKFAST KITCHEN (REAR)

18' x 9' 2" (5.49m x 2.79m) max. Range of base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, work surfaces, electric cooker point, plumbed for automatic washing machine, two double glazed and leaded windows, radiator.

## FIRST FLOOR

### LANDING

Double glazed window, staircase balustrade, access to loft space.

### BEDROOM 1 (FRONT)

13' 6" x 12' 2" (4.11m x 3.71m) max. Into fitted wardrobes with overhead cupboards, double glazed and leaded window, radiator.

### BEDROOM 2 (REAR)

13' 7" x 7' 9" (4.14m x 2.36m) max. Plus door recess, double glazed and leaded window, radiator, HWC/airing cupboard.

### BEDROOM 3 (FRONT)

12' 2" x 7' 6" (3.71m x 2.29m) max. Double glazed and leaded window, radiator.

### BATHROOM

9' 6" x 6' (2.9m x 1.83m) max. Panelled bath with electric shower over, vanity unit wash hand basin with cupboard below, low level wc and bidet, part tiled walls, double glazed window, radiator, electric shaver point.

### GARDENS

Well enclosed rear yard/patio garden with crazy paving, raised borders and timber deck. Timber shed. Cold water tap. Enjoys southerly, open aspect over garden allotments to the rear. Timber and concrete post boundary fencing. Ginnel with gate to front. Small frontage.

### TENURE:

We are advised by the vendor client that the property is Long Leasehold residue of 999 years from 1871 and subject to a nominal annual ground rent. We would recommend that your conveyancer checks the tenure prior to the exchange of contract.

### COUNCIL TAX:

We have been advised that the Council Tax band is C. All enquiries to Stockport MBC.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Performance rating is E. Further information is available on request.

### VIEWINGS:

Strictly by appointment through Woodhall Properties 0161 483 5100.

### OPENING HOURS:

Monday - Thursday 9.00am – 5.30pm, Friday 9.00am – 5.00pm, Saturday 9.00am – 4.00pm and Sunday 12.00pm – 4.00pm.



**Disclaimer:** Woodhall Properties have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.