



131, Chester Road, Hazel Grove,  
Stockport SK7 6HD

Extended c1930's five bed detached enjoying good size plot on this popular thoroughfare; close to village centre, railway station and Norbury Hall Primary School.

Guide Price: £525,000





## SUMMARY:

Extended c1930's five bed detached enjoying good size plot on this popular thoroughfare. Situated close to the village centre, railway station, Norbury Hall Primary School and SEMMMS link road. GFCH, double glazing. Affords great scope to further extend, remodel and improve to one's own taste and needs over time. Briefly comprises: porch, hall, two interconnecting reception rooms, conservatory, breakfast kitchen, five bedrooms (two robed), bathroom with shower and separate wc. Integral garage. Wide frontage with driveway providing hardstanding for a number of motor vehicles. Delightful lawned gardens with rear well enclosed.

## GROUND FLOOR

### ENTRANCE PORCH

Double glazed double doors, quarry tiled floor.

### ENTRANCE HALL

15' 6" x 8' (4.72m x 2.44m) max. Boxed radiator, cornice, wall plate rack, dado rail, staircase to first floor, understairs cloaks cupboard, CH thermostat.

### SITTING ROOM (FRONT)

13' 8" x 12' 6" (4.17m x 3.81m) max. Into bay with double glazed and leaded windows, living flame coal effect gas fire with tiled back and hearth, timber surround, cornice, radiator, glazed folding doors to dining room.

### DINING ROOM (REAR)

14' 9" x 13' (4.5m x 3.96m) max. Feature of exposed brick fireplace with open flue, double glazed windows to each chimney breast recesses, cornice, wall light points, boxed radiator, glazed folding doors to conservatory.

### CONSERVATORY (REAR)

12' x 11' (3.66m x 3.35m) max. Double glazed windows and double doors to rear garden, radiator, wall light points.

### BREAKFAST KITCHEN (REAR)

18' x 9' 7" (5.49m x 2.92m) max. Split level with kitchen area comprising of range of oak fronted base and wall cabinets incorporating one and a half bowl sink unit with mixer tap, tiled work surfaces with tiled wall backs, integral cooker of electric oven/grill and hob with extractor hood over, integral dishwasher, double glazed window overlooking rear garden and ceiling downlighters. Dining area with double glazed sliding patio door and window to rear garden, radiator, beamed ceiling, internal door to garage, double glazed composite door to rear garden, wood laminate flooring.

## FIRST FLOOR

### LANDING

Staircase balustrade, picture rail, cornice, double glazed window.

### BEDROOM 1 (FRONT)

14' 5" x 12' 6" (4.39m x 3.81m) max. Into bay with double glazed and leaded windows, built-in wardrobes, dresser and cupboards, radiator, bedside wall light points.

### BEDROOM 2 (REAR)

13' 1" x 12' 6" (3.99m x 3.81m) max. Double glazed window, built-in wardrobes and cupboards, vanity unit wash hand basin, radiator, wall light points.

### BEDROOM 3 (REAR)

10' 11" x 9' 2" (3.33m x 2.79m) max. Double glazed window, pedestal wash hand basin, radiator.

### BEDROOM 4 (FRONT)

10' 11" x 9' 2" (3.33m x 2.79m) max. Double glazed and leaded window, pedestal wash hand basin, radiator.

### BEDROOM 5 (FRONT)

7' 11" x 7' 8" (2.41m x 2.34m) max. Double glazed and leaded window, radiator.

### BATHROOM (REAR)

9' 6" x 7' 11" (2.9m x 2.41m) max. Corner bath, quadrant shower cubicle with built-in shower, inset wash hand basin with cupboards either side, radiator, double glazed window, ceiling downlighters, chrome towel warmer/radiator, part tiled walls, extractor fan, access to loft space (fold down ladder with electric light).

### SEPARATE WC

5' 4" x 2' 10" (1.63m x 0.86m) max. Low level wc, double glazed window, part tiled walls.

## OUTSIDE

### GARAGE

16' x 9' 2" (4.88m x 2.79m) max. Integral garage with metal up and over door, double glazed window, gas CH boiler, power, light and water, plumbed for automatic washing machine, gas and electricity meters.

### GARDENS

Delightful, well enclosed rear garden predominantly laid to lawn with planted beds and borders, evergreens, ornamental pond, greenhouse, flagged patio, cold water tap, timber shed, boundaries of timber and concrete post and hedgerows, access to front both sides. South easterly aspect. Front garden lawned with borders, evergreens. Driveway providing hardstanding for several motor vehicles. Wide frontage.

### TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

### COUNCIL TAX:

We have been advised that the Council Tax Band is E. All enquires to Stockport Metropolitan Borough Council.

### ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is E. Further information is available on request and online.

### VIEWING:

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

