



15, Queens Road, Hazel Grove,
Stockport SK7 4HX

Well appointed and presented three bed period c1910 semi-detached
situated at the heart of the village centre and close to all amenities

Guide Price: £



SUMMARY:

Well appointed and presented period c1910 semi-detached situated at the heart of the village centre. All amenities close at hand including railway station, primary school, Hazel Grove Tennis & Bowling Club, and SEMMMS link road. GFCH, double glazing, alarm. Immaculate contemporary interior briefly comprises hall, sitting room, dining room, kitchen with integrated appliances, three bedrooms and bathroom/wc. Delightful, well enclosed rear garden. Residents permit parking.

GROUND FLOOR

CANOPIED PORCH

ENTRANCE HALL

4.39m x 0.99m (14'5" x 3'3") max. Double glazed and leaded composite front door, radiator, wood laminate flooring, cornice, ceiling downlighters, staircase to first floor.

SITTING ROOM (FRONT)

4.34m x 3.18m (14'3" x 10'5") max. Into bay with double glazed windows, cornice, radiator, wood laminate flooring, built-in cabinets and shelving to each chimney breast recess, squared recess with tiled hearth to chimney breast.

DINING ROOM (REAR)

3.86m x 3.3m (12'8" x 10'10") max. Double glazed double doors to rear garden, radiator, wood laminate flooring, understairs pantry/cloaks cupboard, wide squared opening to kitchen.

KITCHEN (REAR)

3.25m x 2.44m (10'8" x 8'0") max. Contemporary fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, illuminated work surfaces with tiled wall backs, integral cooker of electric oven/grill and gas hob with extractor hood over, integral dishwasher, plumbed for automatic washing machine, double glazed window, ceiling downlighters.

FIRST FLOOR

LANDING

Access to loft space (with fold-down ladder, part boarded with electric light), staircase balustrade.

BEDROOM 1 (FRONT)

4.32m x 3.61m (14'2" x 11'10") max. Two double glazed windows, radiator.

BEDROOM 2 (REAR)

3.91m x 2.79m (12'10" x 9'2") max. Double glazed window, radiator.

BEDROOM 3 (REAR)

2.49m x 2.11m (8'2" x 6'11") max. Double glazed window, radiator.

BATHROOM (REAR)

1.78m x 1.6m (5'10" x 5'3") max. Contemporary white and chrome suite of panelled bath with shower/mixer tap, vanity unit wash hand basing with cupboard below, low level wc, double glazed window, ceiling downlighters, tiled walls and floor, chrome towel warmer/radiator.

OUTSIDE

GARDENS

Attractive rear garden with south westerly aspect. Lawned with borders and Indian stone flagged patio. Security nightlighting. Cold water tap. Two brick stores (one with power and light and housing gas CH boiler). High timber and concrete post boundary fencing with side gate. Small front with Indian stone pathways and ornamental planted bed. Residents permit parking.

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 is Band is B. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is D. 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

