



29, Chapel Street, Hazel Grove,
Stockport SK7 4HW

Two bed Victorian c1900 middle terrace situated at the heart of the village centre and close to all amenities including railway station.

Guide Price: £



SUMMARY:

Two bed Victorian c1900 middle terrace situated at the heart of the village centre and close to all amenities including railway station. GFCH, double glazing. Briefly comprises sitting room, dining kitchen, two bedrooms and bathroom/wc with shower. Useful brick-built outhouse at bottom of well enclosed rear garden.

GROUND FLOOR

SITTING ROOM (FRONT)

4.09m x 4.04m (13'5" x 13'3") max. Double glazed window and front door, radiator, fireplace, meter cupboard, wall light points, CH thermostat.

DINING KITCHEN (REAR)

4.06m x 3.53m (13'4" x 11'7") max. Base cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, display cabinets, gas and electric cooker points, plumbed for automatic washing machine, extractor hood over cooker recess, wall mounted gas CH boiler, ceiling downlighters, radiator, double glazed window and door to rear garden, staircase to first floor, CH programmer.

FIRST FLOOR

LANDING

Staircase balustrade.

BEDROOM 1 (FRONT)

4.06m x 4.04m (13'4" x 13'3") max. Double glazed window, radiator.

BEDROOM 2 (REAR)

3.51m x 1.85m (11'6" x 6'1") max. Double glazed window, radiator, access to loft space.

BATHROOM (REAR)

2.11m x 1.7m (6'11" x 5'7") max. Panelled bath with built-in shower over, pedestal wash hand basin, low level wc, tiled walls, double glazed window, chrome towel warmer/radiator.

OUTSIDE

GARDENS

Well enclosed rear garden with small lawn, planted bed, flagged path, brick outhouse (with power and light) providing useful work/storage space 11'7"x7'3" max. with double glazed window. Boundary hedgerow and fencing. Right of way to ginnel and front. Small front.

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 B. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is C. 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

