



1, Offerton Road, Hazel Grove,
Stockport SK7 4NJ

An imposing four bed c1920's period detached occupying a good size plot on this popular thoroughfare; close to Torkington Park and Torkington Primary School.

Guide Price: £



SUMMARY:

An imposing four bed c1920's period detached occupying good size plot on this popular thoroughfare; close to Torkington Park and Torkington Primary School. Within 5 minutes drive of the village centre and railway station with excellent road and rail links. Exhibits a wealth of charm and character with many of its original architectural features of the period retained. GFCH, double glazing, CWI and alarm installed. The spacious family living accommodation briefly comprises, to the ground floor, a porch, entrance hall, two large reception rooms, conservatory, morning room and kitchen. To the first floor, a landing, four double bedrooms, bathroom with spa bath and shower, and separate wc. Outside, to the side rear and behind the twin timber gates of the driveway lies a detached c25' brick garage, brick store and wc. A large, well enclosed lawned garden with fruit trees to the rear and side enjoys a south westerly aspect. The block paved and gated driveway provides hardstanding for a number of motor vehicles. An internal inspection is 'a must' for one to fully appreciate. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR

ENTRANCE PORCH

2.21m x 0.99m (7'3" x 3'3") max. Glazed double doors and windows, quarry tiled floor.

ENTRANCE HALL

4.27m x 2.44m (14'0" x 8'0") max. Featuring original period front door and windows with stained and leaded lights, two radiators, cornice, panelling to picture rail height, CH programmer, attractive staircase and newel post to first floor, understairs cloaks cupboard.

DINING ROOM (FRONT)

4.88m x 4.24m (16'0" x 13'11") max. Into bay with double glazed and leaded window lights, period tiled fireplace with inset electric fire, cornice, wall plate rack, two radiators, small double glazed and leaded window to side.

LIVING ROOM (REAR)

4.95m x 4.24m (16'3" x 13'11") max. Into bay with glazed windows and door to conservatory, period fireplace with inset electric fire, cornice, wall plate rack, three radiators.

CONSERVATORY (REAR)

3.78m x 2.24m (12'5" x 7'4") max. Double glazed windows and door to rear garden, radiator, wall light point.

MORNING ROOM (REAR)

3.73m x 3.18m (12' 3" x 10'5") max. Into bay with double glazed and leaded windows, two original built-in dressers, radiator, picture rail, pendant fanlight.

KITCHEN (REAR)

4.88m x 2.84m (16'0" x 9'4" narrowing to 7'1") max. Base and wall cabinets, one and a half bowl stainless steel sink unit with mixer tap and filtered water tap, work surfaces, plumbed for automatic washing machine, gas cooker point, double glazed windows to rear and side, radiator, tongue and groove panelled walls, pantry housing electricity meter.

FIRST FLOOR

LANDING

Staircase balustrade, panelled walls to picture rail height, cornice.

BEDROOM 1 (REAR)

5.11m x 4.22m (16'9" x 13'10") max. Into bay with double glazed windows, small double glazed and leaded window to side, cornice, picture rail, radiator, vanity unit wash hand basin.

BEDROOM 2 (FRONT)

4.95m x 4.22m (16'3" x 13'10") max. Into bay with double glazed and leaded windows, small double glazed and leaded window to side, fitted wardrobes, vanity unit wash hand basin, radiator, cornice, picture rail.

BEDROOM 3 (REAR)

3.66m x 3.4m (12'0" x 11'2") max. Into bay with double glazed and leaded windows, small cast iron period fireplace, built-in cupboards, radiator.

BEDROOM 4 (FRONT)

3.66m x 2.54m (12'0" x 8'4") max. Bow window with double glazed and leaded window lights, radiator, small period cast iron fireplace, access to loft space (boarded and electric light).

BATHROOM (REAR)

2.51m x 2.13m (8'3" x 7'0") max. Panelled spa bath with mixer tap, built-in shower over, pedestal wash hand basin, part tiled walls, radiator, double glazed and leaded window, HWC/airing cupboard.

SEPARATE WC (REAR)

1.68m x 0.91m (5'6" x 3'0") max. Low level wc, part tiled walls, radiator, double glazed and leaded window.

OUTSIDE

GARAGE

7.47m x 3.68m (24'6" x 12'1") max. Detached brick garage to rear with timber front doors and side glazed windows, power and light, cold water tap.

GARDENS

Good size plot with large garden to rear laid to lawn with borders, evergreens, fruit trees, block paved patio and paths, two timber sheds, security nightlighting, timber boundary fencing with wrought iron gate to one side, timber double gates to the garage and driveway side. Block paved driveway and hardstanding for a number of motor vehicles. Brick store housing gas CH boiler, gas meter and radiator, brick outside wc compartment. Lawned front garden with borders.

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 F. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating 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

