



10, Oaklands Drive, Hazel Grove,
Stockport SK7 6LL

Characterful c1930's three bed detached in sought-after location off Chester Road; close to Norbury Hall Primary School, village centre and railway station. No onward chain.

Guide Price: £



SUMMARY:

Characterful c1930's three bed detached in sought-after location off Chester Road; close to Norbury Hall Primary School, village centre and railway station with excellent road and rail links. Although in need of a programme of modernisation, the property affords great scope to extend, remodel and improve to one's own taste and needs over time. Benefits from the installation of GFCH and double glazing. Briefly comprises hall, cloakroom/wc, two reception rooms, dining kitchen, three bedrooms, bathroom and separate wc. Attached garage. Lawned gardens to front and rear with rear being well enclosed and enjoying a south easterly aspect. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR

CANOPIED PORCH

ENTRANCE HALL

3.15m x 1.78m (10'4" x 5'10") max. Period front door with stained and leaded window lights, panelled walls, wall light points, radiator, meter cupboard, staircase to first floor.

CLOAKROOM/WC

1.83m x 1.52m (6'0" x 5'0") max. Low level wc, wash hand basin, double glazed window, coat hooks, storage downstairs.

THROUGH SITTING ROOM

4.52m x 3.51m (14'10" x 11'6") max. Tiled fireplace, leaded windows to front and rear, including French window to rear garden, secondary glazing, radiator, wall light points, cornice.

LIVING ROOM (FRONT)

3.66m x 3.66m (12'0" x 12'0") max. Into bay with leaded windows and secondary glazing, radiator, cornice, glazed door to dining kitchen.

DINING KITCHEN (REAR)

3.61m x 4.88m (11'10" x 16'0" narrowing to 8'8") max. 'L'-shaped. Dining area with two secondary glazed windows, radiator, wall cupboards, CH programmer. Kitchen area with stainless steel sink unit with mixer tap, base and wall cupboards, work surfaces, electric cooker point, plumbed for automatic washing machine, secondary glazed window, Xpelair, door to rear garden.

FIRST FLOOR

LANDING

Staircase balustrade, stained and leaded window light with secondary glazing, wall light point, access to loft space (with fold-down ladder, part boarded and electric light).

THROUGH BEDROOM 1

4.55m x 3.51m (14'11" x 11'6") max. Leaded windows to front and rear with secondary glazing, radiator.

BEDROOM 2 (FRONT)

4.09m x 3.63m (13'5" x 11'11") max. Into bay with leaded windows and secondary glazing, radiator.

BEDROOM 3 (REAR)

2.72m x 2.72m (8'11" x 8'11") max. Secondary glazed window, radiator, built-in wardrobe.

BATHROOM (FRONT)

2.31m x 1.83m (7'7" x 6'0") max. Corner bath with electric shower over, pedestal wash hand basin, tiled walls, radiator, leaded window with secondary glazing, HWC/airing cupboard.

SEPARATE WC (REAR)

1.75m x 0.79m (5'9" x 2'7") max. Low level wc, tiled walls, double glazed window.

OUTSIDE

GARAGE

4.93m x 2.82m (16'2" x 9'3") max. Attached brick garage with metal up and over door, power and light gas meter, wall mounted gas CH boiler, glazed windows to side elevation, door to rear garden, cold water tap.

GARDENS

Well enclosed rear garden with south easterly aspect, laid to lawn with borders, rockery, small ornamental pond, evergreens, flagged patio, timber shed, nightlighting. Timber and concrete post boundary fencing.

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 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

