



26, Alderley Close,
Hazel Grove, Stockport SK7 6BS

Much improved and extended four bed semi-detached enjoying peaceful head of cul-de-sac location off Macclesfield Road

Guide Price: £



FEATURES:

Much improved and extended four bed c1950's semi-detached enjoying peaceful head of cul-de-sac location off Macclesfield Road in the sought-after 'Fiveways' area. Good schooling and good road (close to SEMMMS link) and rail communications. Benefits from gas fired central heating and double glazing. Briefly comprises: porch, hall, cloakroom/wc, two interconnecting reception rooms, conservatory, kitchen with integrated appliances, four good bedrooms (master robed) and shower room/wc. Corner plot. Well enclosed garden with westerly aspect to rear. Long driveway for several motor vehicles.

LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Hazel Grove, Marple, Disley, Poynton, Bramhall, The Cheadles, Stockport, Macclesfield, Wilmslow and Manchester Centres, MediaCity UK, International Airport and access points to the national motorway network are all within comfortable commuting distance.

DIRECTIONS:

From our Hazel Grove office turn right onto the A6 London/Buxton Road in the direction of Poynton and Macclesfield bearing right at the third set of traffic lights into Macclesfield Road. Continue under two bridges before turning left into Chatsworth Road, third right into Knowsley Road and right into Alderley Close. No. 26 is at the head of the cul-de-sac.

GROUND FLOOR

ENTRANCE PORCH

5'5 x 3'7 (1.65m x 1.09m) max. Double glazed windows and front door, tiled floor, courtesy light, double glazed composite door to hall.

ENTRANCE HALL

14' x 5'11 (4.26m x 1.80m) max. Double glazed window, radiator, woodblock flooring, staircase to the first floor, central heating thermostat, understairs cloakroom/wc.

CLOAKROOM/WC

Low level wc, vanity unit wash hand basin with cupboard below, tiled walls and floor.

SITTING ROOM (Front)

16'4 x 11' (4.98m x 3.35m) max. Into bay with double glazed window, radiator, contemporary flush-fitted hole-in-the-wall log effect gas fire, wall light points, squared opening to the dining room.

FAMILY/DINING ROOM (Rear)

17'3 x 8'3 (5.26m x 2.51m) max. Double glazed double doors to the conservatory, internal doors to the kitchen and hallway, squared opening from sitting room, two radiators, double glazed window.

CONSERVATORY (Rear)

13'1 x 9'6 (3.98m x 2.89m) max. Double glazed windows and double doors to the rear garden, radiator, tiled floor.

THROUGH KITCHEN (Rear)

15'2 x 9'9 (4.62m x 2.96m) max. Range of fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surface with tiled wall backs, integral electric cooker of double oven/grill and hob with extractor hood over, integral dishwasher, fridge and freezer, plumbed for automatic washing machine, double glazed windows to the front and rear, ceiling downlighters, double glazed door to the rear garden.



FIRST FLOOR

LANDING

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

BEDROOM 1 (Front)

14' x 11' (4.26m x 3.35m) max. Into bay with double glazed windows, fitted wardrobes with overhead cupboards, radiator.

BEDROOM 2 (Rear)

11'5 x 9'6 (3.47m x 2.89m) max. Double glazed window, radiator.

THROUGH BEDROOM 3

14'6 x 9'10 (4.42m x 2.99m) max. Double glazed windows to the front and rear, radiator.

BEDROOM 4 (Rear)

8'1 x 7'5 (2.46m x 2.25m) max. Double glazed window, radiator.

SHOWER ROOM/WC

8'1 x 5'10 (2.46m x 1.78m) max. White and chrome contemporary suite of walk-in double-width shower with chrome rainhead shower and hand held rinser, wash hand basin, low level wc, double glazed window, cupboard housing gas combination boiler, ceiling downlighters, extractor fan, chrome ladder styled towel warmer/radiator, tiled walls.

OUTSIDE

GARDENS

Pleasant, well enclosed rear garden with westerly aspect, principally laid to lawn, Indian stone flagged patio, decked area with pergola, cold water tap, gate to the side, boundaries of timber and concrete post fencing and hedgerows. Good size hardstanding to the front of resin bonded stone.

TENURE:

We have been advised 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 by the present owner that the Council Tax Band is D. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:

The current energy efficiency rating is Band D. Further information is available on request.

VIEWING:

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

Sunday 12.00pm - 4.00pm

