



‘Wythburn’
90, Torkington Road, Hazel Grove,
Stockport SK7 6NR

Imposing four bed Edwardian period detached of space and character occupying large corner plot with southerly aspect to rear. No onward chain.

Guide Price: £



SUMMARY:

Imposing four bed Edwardian period detached of much space and character occupying large corner plot with southerly aspect to rear. Although in need of a programme of modernisation, the house and grounds afford great scope to improve, extend and remodel to one's own taste and needs over time. GFCH, most part double glazed, alarm. Briefly comprises, porch, hall, cloakroom/wc, c32' sitting room, dining room, breakfast kitchen, four double bedrooms and bathroom/wc with shower. Integral brick outhouse of boiler room, utility and wc. Detached double garage. Driveway/hardstanding. Lawned gardens to three sides. Immediate vacant possession is available with no onward chain.

GROUND FLOOR

PORCH

2.13m x 1.14m (7'0" x 3'9") Single glazed window, tiled floor, courtesy light, glazed double doors to hall.

HALL

5.54m x 2.39m (18'2" x 7'10") max. Staircase to first floor, radiator, cornice.

CLOAKROOM/WC

2.97m x 1.57m (9'9" x 5'2") max. Low level wc, wash hand basin, radiator, two single glazed windows, electricity meter and fuse box, coat hooks and rails.

THROUGH LIVING ROOM

9.86m x 4.7m (32'4" x 15'5") max. Into bays with double glazed windows, two radiators, cornice, ornate ceiling and wall plasterwork, fireplace with coal effect gas fire on granite tiled hearth and back, small cupboards and single glazed windows to each side.

DINING ROOM

3.81m x 3.63m (12'6" x 11'11") max. Double glazed window and sliding patio door, radiator, cornice, tiled fireplace.

BREAKFAST KITCHEN

4.09m x 3.63m (13'5" x 11'11") max. Range of fitted base and wall cabinets incorporating twin bowl stainless steel sink unit with mixer tap, work surfaces, tiled walls, integral split level cooker of electric oven/grill and hob with extractor hood over, integral fridge, single glazed windows to front, cornice, CH programmer, door to outside rear.

FIRST FLOOR

LANDING

5.56m x 2.08m (18'3" x 6'10") max. Staircase balustrade, radiator, single glazed windows, access to loft space (with fold-down ladder, boarded and electric light).

BEDROOM 1 (REAR)

4.88m x 4.14m (16'0" x 13'7") max. Double glazed window, pedestal wash hand basin, radiator, picture rail, electric shaver point.

BEDROOM 2 (FRONT)

4.34m x 4.06m (14'3" x 13'4") max. Two double glazed windows, pedestal wash hand basin, radiator, electric shaver point.

BEDROOM 3 (REAR)

3.66m x 3.23m (12'0" x 10'7") max. Plus built-in wardrobe and HWC cupboard, double glazed window, radiator.

BEDROOM 4 (FRONT)

4.17m x 2.74m (13'8" x 9'0") max. Built-in wardrobe and cupboards, two double glazed windows, radiator.

BATHROOM (REAR) - 2.82m x 2.54m (9'3" x 8'4") max. Panelled bath with built-in shower over separate shower cubicle with electric shower, vanity unit wash hand basin with cupboard below, low level wc, radiator, ceiling downlighters, leaded single glazed windows, tiled walls, electric shaver point.

OUTSIDE

INTEGRAL BRICK OUTHOUSE

3.71m x 2.46m (12'2" x 8'1") max. Boiler/drying room with gas CH boiler, wc compartment with low level wc, utility area with stainless steel sink unit, base unit, plumbed for automatic washing machine.

GARAGE

6.12m x 4.95m (20'1" x 16'3") max. Double-width detached concrete section garage with metal up and over door.

GARDENS

Good size corner plot with lawned gardens to three side. Planted beds and borders. Evergreens. Hedgerows. Flagged patio and paths. Cold water tap. Well defined boundaries. Driveway to rear providing hardstanding for a number of motor vehicles and access to garage with vehicular access from Highfield Road.

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 G. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is tba. 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

