



95, Hazelwood Road, Hazel Grove,
Stockport SK7 4NB

Beautifully appointed and extended two bed c1950's detached bungalow situated close to the village centre and Torkington Park. No onward chain.

Guide Price: £

WOODHALL
— PROPERTIES —

SUMMARY:

Beautifully appointed and extended two bed c1950's detached bungalow situated close to the village centre and Torkington Park. GFCH, double glazing, alarm. Immaculate interior briefly comprises: porch, hall, sitting room with solid fuel burner, dining kitchen with integral cooker, two bedrooms (one robed), attractive conservatory and shower room/wc. Integral garage with electronically operated roll-up door. Landscaped lawned gardens with southerly aspect to the rear. **Immediate vacant possession available with no onward chain.**

GROUND FLOOR

ENTRANCE PORCH

3' 4" x 2' 6" (1.02m x 0.76m) max. Double glazed front door, tiled floor.

ENTRANCE HALL

13' x 4' 5" (3.96m x 1.35m) max. Radiator, wood laminate flooring, cornice, panelled doors to all rooms, inner hallway with access to loft space (with fold-down ladder, part boarded, electric light).

SITTING ROOM (FRONT)

14' 10" x 10' 10" (4.52m x 3.3m) max. Double glazed bow window, cast iron solid fuel burner on granite hearth recessed to chimney breast, cornice, radiator.

DINING KITCHEN (REAR)

16' 6" x 12' 5" (5.03m x 3.78m) max. Fitted base and wall cabinets incorporating one and a half bowl sink unit with mixer tap and drainer, work surfaces with tiled wall backs, integral electric cooker of oven/grill and hob with extractor hood over, plumbed for automatic washing machine and dishwasher, radiator, cornice, ceiling downlighters, double glazed double doors and windows overlooking rear garden, double glazed lantern, double glazed door to side rear.

BEDROOM 1 (REAR)

11' 10" x 10' 10" (3.61m x 3.3m) max. Double glazed trifold doors to conservatory, cornice, radiator.

CONSERVATORY

12' 5" x 9' 6" (3.78m x 2.9m) max. Double glazed double doors and windows to rear garden, two radiators.

BEDROOM 2 (FRONT)

11' 1" x 9' (3.38m x 2.74m) max. Double glazed window, radiator.

SHOWER ROOM/WC

8' 6" x 7' 1" (2.59m x 2.16m) max. White and chrome suite of quadrant shower cubicle with built-in chrome shower, vanity unit wash hand basin with cupboards below, low level wc, two double glazed windows, two radiators, tiled walls and floor.

OUTSIDE

GARAGE

14' 10" x 8' 3" (4.52m x 2.51m) max. Integral garage with remote controlled roll-up door, power and light, gas and electricity meters, wall mounted gas CH boiler, double glazed window, access to loft space.

GARDEN

Pleasant, landscaped gardens to front and rear. Rear well enclosed enjoying a southerly aspect, laid to lawn with borders, evergreens and Indian stone flagged patio. Backs onto a small brook. Timber shed. Cold water tap. Nightlighting. External power points. Timber and concrete post boundary fencing. Timber gates to both sides. Front garden lawned with borders. Evergreens. Double-width tarmaced driveway.

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 D. All enquires to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating for this property is (tba). Further information is available on request and online.

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 and Sunday 12.00pm - 4.00pm

