



16, Dean Lane, Hazel Grove,
Stockport SK7 6DJ

Well maintained four bed c1950's semi-detached in well established residential area of 'The Fiveways'; close to shops, schools and the A555 link road

Guide Price: £



SUMMARY:

Well maintained four bed c1950's semi-detached in the well established residential area, locally and affectionately known as 'The Fiveways'; close to shops, schools and the A555 link road. Just 20 mins walk to/from village centre, railway station and Torkington Park. GFCH, double glazing, CWI, alarm. Briefly comprises porch, hall, two separate reception rooms, kitchen with integrated cooker, first floor landing, three bedrooms, bathroom with shower and separate wc, and a second floor loft conversion for bedroom 4. Detached brick garage to the side rear with long, flagged driveway. Neatly lawned gardens to front and rear.

GROUND FLOOR

PORCH

Double glazed double doors and windows.

ENTRANCE HALL

4.39m x 2.84m (14'5" x 9'4") max. Hardwood front door, two double glazed windows, boxed radiator, staircase to first floor, understairs cloaks cupboard housing meters, 2nd cloaks/boot cupboard. CH thermostat.

DINING ROOM (FRONT)

4.11m x 3.28m (13'6" x 10'9") max. Into bay with double glazed windows, cornice, boxed radiator.

SITTING ROOM (REAR)

4.5m x 3.58m (14'9" x 11'9") max. Into bay with double glazed double doors and windows to rear garden, stone fireplace with inset log effect electric fire, stone and timber plinths to each chimney breast recess, radiator, wall light points.

KITCHEN (REAR)

2.54m x 2.46m (8'4" x 8'1") max. Range of fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, illuminated work surfaces with tiled wall backs, integral cooker of electric double oven/grill and gas hob with extractor hood over, plumbed for automatic washing machine, quarry tiled floor, wall cabinet housing gas CH boiler, CH programmer, double glazed window over looking rear garden, understairs pantry, door to outside rear.

FIRST FLOOR

LANDING

Double glazed window, wall light point, staircase to bedroom 4.

BEDROOM 1 (FRONT)

4.32m x 3.3m (14'2" x 10'10") max. Into bay with double glazed windows, boxed radiator.

BEDROOM 2 (REAR)

3.61m x 3m (11'10" x 9'10") max. Double glazed window (incorporating blinds), radiator, understairs cupboard/wardrobe.

BEDROOM 3 (REAR)

2.95m x 2.56m (9'8" x 8'5") max. Double glazed window, radiator.

BATHROOM (REAR)

1.98m x 1.68m (6'6" x 5'6") max. Enamelled bath with electric shower over, pedestal wash hand basin, airing cupboard, radiator, tiled walls, double glazed window.

SEPARATE WC (MIDDLE)

1.65m x 0.79m (5'5" x 2'7") max. Low level wc, part tiled walls, double glazed window.

LOFT CONVERSION/BEDROOM 4

4.62m x 3.45m (15'2" x 11'4") max. Staircase balustrade, double glazed Velux skylight, reduced headroom into eaves, eaves storage.

OUTSIDE

GARAGE

Detached brick garage with metal up-and-over door, power and light.

GARDENS

Well enclosed c50' rear garden laid to lawn with borders, evergreens, paved patio, paths and long driveway. Boundary fencing. External power points. Cold water tap. 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 are advised that the Council Tax band is D. For further information please contact Stockport MBC.

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

