



11a, Haddon Road, Hazel Grove,
Stockport SK7 6JS

Three bed c1930's semi-detached enjoying south facing rear garden in sought-after location off Chester Road; just a stone's throw from Norbury Hall Primary School

Guide Price: £



SUMMARY:

Three bed c1930's semi-detached of character enjoying south facing rear garden in sought-after location. Situated between Chester Road and Macclesfield Road; just a stone's throw from Norbury Hall Primary School and within a short walk of village centre and railway station with good road and rail links. GFCH, double glazing, alarm. Briefly comprises: porch, hall, cloakroom/wc, two separate reception rooms, conservatory, galley kitchen with range cooker, three bedrooms and bathroom/wc with shower. Attached lean-to garage with flagged double-width driveway/hardstanding to front. c50' rear garden of lawn and Indian stone patio.

GROUND FLOOR

PORCH

2.08m x 0.61m (6'10" x 2'0") max. Double glazed windows and sliding door, tiled floor, carriage lamp, glazed front door to hall.

HALL

5.18m x 1.88m (17'0" x 6'2") max. Cornice, radiator, meter cupboard, wood laminate flooring, staircase to first floor.

CLOAKROOM/WC

1.83m x 0.84m (6'0" x 2'9") max. Glazed window, low level wc, wash hand basin, CH programmer.

SITTING ROOM (FRONT)

4.62m x 3.51m (15'2" x 11'6") max. Into bay with double glazed windows, radiator, cornice, dimmer light switch.

DINING ROOM (REAR)

5.03m x 3.51m (16'6" x 11'6") max. Double glazed window and sliding door to conservatory, cornice, radiator, wood laminate flooring, inset living flame coal effect gas fire.

CONSERVATORY (REAR)

5.31m x 2.34m (17'5" x 7'8" narrowing to 3'9") max. 'L' shaped, double glazed windows and door to rear garden, radiator.

KITCHEN (REAR)

5.05m x 1.88m (16'7" x 6'2") max. Base and wall cabinets incorporating stainless steel sink unit, work surfaces with tiled wall backs, range cooker with 4 assorted ovens and 7 gas ring hob with extractor hood over, plumbed for automatic washing machine and dishwasher, wall mounted gas CH boiler, ceiling downlighters, double glazed and leaded windows, double glazed sliding door to conservatory.

FIRST FLOOR

LANDING

Attractive period stained and leaded window light, cornice, access to loft space (with fold-down ladder and electric light).

BEDROOM 1 (FRONT)

4.8m x 3.51m (15'9" x 11'6") max. Into bay with double glazed windows, cornice, radiator.

BEDROOM 2 (REAR)

3.96m x 3.51m (13'0" x 11'6") max. Double glazed window, cornice, radiator.

BEDROOM 3 (FRONT)

3m x 1.88m (9'10" x 6'2") max. Oriel bay with double glazed windows, radiator.

BATHROOM (REAR)

2.77m x 1.85m (9'1" x 6'1") max. Panelled bath with built-in shower over, pedestal wash hand basin, low level wc, tiled walls and floor, two double glazed windows, ceiling downlighters, chrome towel warmer/radiator.

OUTSIDE

GARAGE

5.23m x 2.31m (17'2" x 7'7") max. Attached lean-to garage with metal up and over door.

GARDEN

Well enclosed c50' south facing rear garden, laid to lawn with borders, evergreens, Indian stone flagged patio, timber shed, security nightlight. Timber and concrete post boundary fencing, cold water tap. Concrete flagged front providing hardstanding for vehicles.

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 enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is E. 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

