



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

Extended three bed c1930's semi-detached in the well-established and sought-after location of Norbury Moor; close to shops, schools and the A555 link road.

Guide Price: £



SUMMARY:

Extended three bed c1930's semi-detached in well-established and sought-after location of Norbury Moor and 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. Briefly comprises porch, hall, cloakroom/wc, two separate reception rooms, contemporary refitted 18' breakfast kitchen with range cooker and integrated appliances, first floor landing, three bedrooms and bathroom/wc with shower. Detached brick garage and carport to the rear and side with long driveway. Well enclosed lawned garden to rear.

GROUND FLOOR

PORCH

2.16m x 0.66m (7'1" x 2'2") max. Double glazed and leaded double doors, tiled floor, original period front door with stained and leaded window lights.

HALL

3.89m x 2.13m (12'9" x 7'0") max. Radiator, cornice, picture rail, staircase to first floor, small understairs cupboard.

CLOAKROOM/WC

1.17m x 0.84m (3'10" x 2'9") max. Low level wc, wash hand basin, double glazed leaded window, tiled floor, ceiling downlighter.

SITTING ROOM (FRONT)

3.96m x 3.4m (13'0" x 11'2") max. Into bay with double glazing and leaded window lights, hole-in-the-wall fireplace, cornice, picture rail, radiator.

LIVING ROOM (REAR)

6.78m x 3.4m (22'3" x 11'2") max. Double glazed window and sliding patio door to rear garden, picture rail, two radiators, fireplace.

BREAKFAST KITCHEN (REAR)

5.46m x 2.26m (17'11" x 7'5") max. Contemporary fitted base and wall cabinets incorporating twin bowl stainless steel sink unit with mixer tap, work surfaces, range cooker with extractor hood over, integrated microwave, fridge, freezer and washing machine, plumbed for automatic dishwasher, ceiling downlighters, double glazed and leaded windows to side and rear, radiator, double glazed door to rear garden, tiled floor, breakfast bar, wall cabinet housing gas CH boiler.

FIRST FLOOR

LANDING

Access to loft space, double glazed and leaded window, staircase balustrade.

BEDROOM 1 (FRONT)

4.32m x 3.4m (14'2" x 11'2") max. Into bay with double glazed and leaded windows, fitted wardrobes, picture rail.

BEDROOM 2 (REAR)

3.61m x 3.4m (11'10" x 11'2") max. Double glazed and leaded window, picture rail, built-in cupboard.

BEDROOM 3 (FRONT)

2.41m x 2.16m (7'11" x 7'1") max. Double glazed and leaded window, radiator, built-in wardrobe/cupboard.

BATHROOM (REAR)

2.62m x 2.13m (8'7" x 7'0") max. Panelled bath, shower cubicle (plumbed but not operating), low level wc, bidet, pedestal wash hand basin, tiled walls and floor, double glazed and leaded window, ceiling downlighters, extractor fan, radiator, wall light points.

OUTSIDE

GARAGE

Detached brick garage with metal up and over door.

GARDENS

Well enclosed rear garden laid to lawn with borders, evergreens, fruit tree. Small timber and asbestos shed. Cold water tap. Brick store. Concreted driveway with small carport to side. Timber and concrete boundary fencing. Front garden with magnolia tree. Boundary hedgerow and dwarf wall.

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 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

