



## 4, Portland Close, Hazel Grove, Stockport SK7 5HF

Much improved and modified four bed, two bath mid mews on small, cul-de-sac development off Dorchester Road; close to schools and leisure centre with good road and rail links.

Guide Price: £



## SUMMARY:

Much improved and modified FOUR BED, TWO BATH mid mews on small, cul-de-sac development off Dorchester Road; close to schools, shops and leisure centre with good road and rail links. Economical to run and maintain with contemporary mix of heating, double glazing and solar panels. Well presented interior briefly comprises, to the ground floor, a contemporary fitted c20' dining kitchen with integrated appliances, c20' living room and a fourth bedroom with en-suite wet room/wc. To the first floor, landing, three further bedrooms and bathroom/wc. Private, well enclosed, garden to rear and gated patio to front. **An internal inspection is recommended for one to fully appreciate.**

## GROUND FLOOR

### DINING KITCHEN (FRONT)

6.1m x 3.66m (20'0" x 12'0") max. Contemporary fitted base, wall cabinets and peninsular unit incorporating stainless steel sink unit with mixer tap, work surfaces, integral split level cooker of electric oven/grill, four ring gas hob with extractor hood over, microwave and integral washing machine, plumbed for automatic dishwasher, double glazed double doors and windows, ceiling downlighters, fitted desk unit under contemporary staircase (to first floor), warm air central heating boiler, CH thermostat warmer vents. Doors to living room and bedroom with en-suite.

### LIVING ROOM (REAR)

6.05m x 4.88m (19'10" x 16'0" narrowing to 11'11") max. Into bay with double glazed double doors and windows to rear garden, wall mounted pebble effect electric fire, electric radiator, warm air vents, wall light points.

### BEDROOM 4 (FRONT)

4.39m x 2.82m (14'5" x 9'3") max. Double glazed bi-fold doors, radiator, ceiling downlighters, wood laminate flooring, door to en-suite.

### EN-SUITE WET ROOM

2.82m x 0.99m (9'3" x 3'3") max. Contemporary white and chrome suite of shower area with rainhead shower and hand held rinser, wash hand basin, low level wc, tiled walls and floor, double glazed window, ceiling downlighters, extractor fan, chrome towel warmer/radiator, cupboard housing gas CH boiler.

## FIRST FLOOR

### LANDING

Staircase balustrade, access to loft space, linen cupboard.

### BEDROOM 1 (REAR)

3.51m x 3.38m (11'6" x 11'1") max. Plus built-in wardrobes, double glazed window, warm air vent.

### BEDROOM 2 (FRONT)

3.1m x 2.97m (10'2" x 9'9") max. Plus door recess, double glazed window, warm air vent.

### BEDROOM 3 (REAR)

2.59m x 2.51m (8'6" x 8'3") max. Double glazed window, cornice.

### BATHROOM (FRONT)

1.88m x 1.83m (6'2" x 6'0") max. Contemporary white and chrome suite of shaped panelled bath with mixer tap/shower, pedestal wash hand basin, low level wc, double glazed window, tiled floor, part tiled walls.

## OUTSIDE

### GARDENS

Well enclosed rear garden with small lawn, borders, rockery, Indian stone paved patio and path, timber shed. Timber boundary fencing. Well enclosed Indian stone patio to front with timber boundary fencing and gate. Cold water tap, external power point and nightlight.

### TENURE:

We have been advised by the present owner that the property is presently Long Leasehold (residue of 999 years and subject to a nominal ground rent) but with an option to purchase the 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 C. All enquiries to Stockport Metropolitan Borough Council.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is C. Further information is available on request and online.

### HEATING AND SOLAR PANELS:

We have been advised by the present owner that the property is heated by a combination of contemporary systems (ie warm-air, gas and electricity) and the solar panels can generate cheaper electricity for the homeowner in addition to an annual income of between £300 and £400.

### 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

