



Carlton Place, Hazel Grove, Stockport SK7 6AG

Guide Price £310,000

3 1 0



Improved and well presented three bed end mews on small, select development off Buxton Road; adjacent to Hazel Grove Golf Club & Course and close to village centre, railway station and SEMMMs link road. Enjoys a pleasant and peaceful location within the high walled encircled grounds backing onto woodland. Benefits from the installation of gas fired central heating, double glazing and security alarm. The easily managed accommodation briefly comprises entrance porch, sitting room, dining room open to a kitchen with integrated appliances, 13' square conservatory (with underfloor heating), first floor landing, three bedrooms and bathroom/wc with shower. The patio garden to the rear descends to a brook with leafy woodland aspect beyond. Designated car parking exists for the residents and their visitors to the front. Immediate vacant possession is available with no onward chain.

TENURE:

We have been advised by the present owner that the property is Long Leasehold residue of 999 years from date built and subject to a nominal annual ground rent. 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:

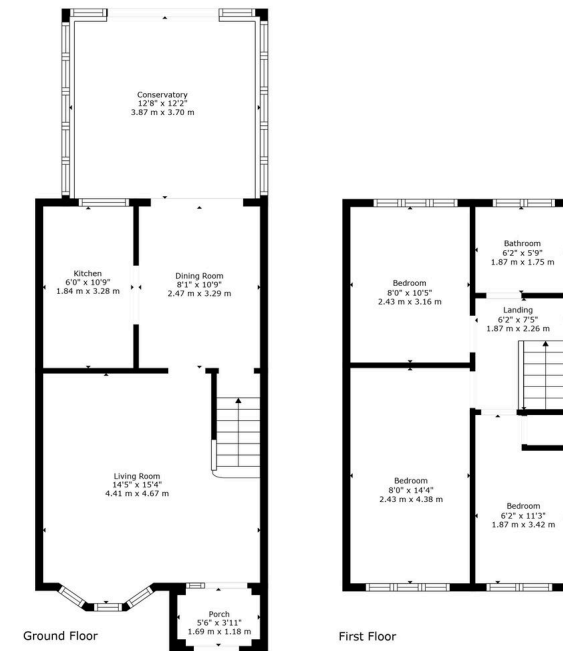
The Energy Efficiency Rating is C. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

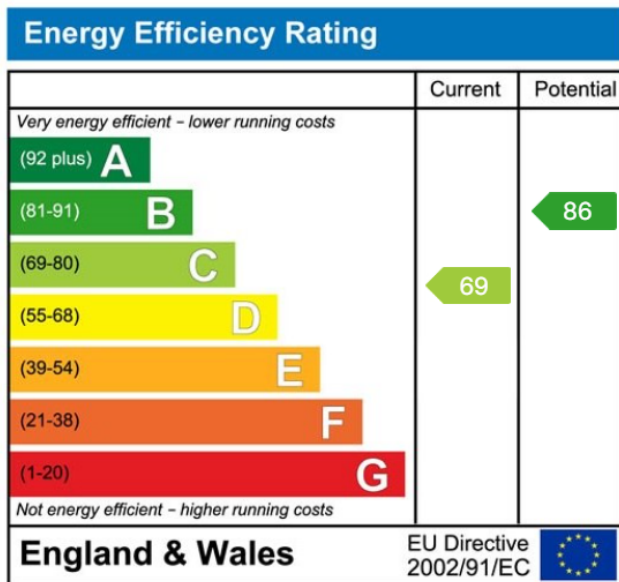
Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm



TOTAL: 909 sq. ft, 85 m2
 GROUND FLOOR: 547 sq. ft, 51 m2, FIRST FLOOR: 362 sq. ft, 34 m2
 EXCLUDED AREAS: WALLS: 90 sq. ft, 8 m2

The Plan Is For Illustrative Purposes Only With Dimensions & Scale Being Approximate.





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