





Macclesfield Road, Hazel Grove, Stockport SK7 6BE

Guide Price £480,000

3 1 3





**SUMMARY:**

Larger than average three bed c1930's semi-detached of space and character on this popular thoroughfare; within catchment of Norbury Hall Primary School and close to village centre with good road and rail links. Occupies good size plot with large rear garden enjoying a south westerly aspect. Scope to extend/remodel subject to any necessary planning and building regulation approval. Benefits from the installation of GFCH, double glazing and security alarm. Briefly comprises porch, hall, cloakroom/wc, two separate reception rooms, morning/dining room, kitchen, three double bedrooms, contemporary bathroom/wc with tub and shower and further separate wc. Attached garage. Lawned gardens front and rear.

**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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

