



33, Dean Moor Road, Hazel Grove,
Stockport SK7 5LW

Three bed semi-detached enjoying peaceful cul-de-sac location on the ever popular New House Farm development off Bramhall Moor Lane. No onward chain.

Guide Price: £



SUMMARY:

Three bed semi-detached enjoying peaceful cul-de-sac location on the ever popular New House Farm development off Bramhall Moor Lane. GFCH, double glazing, alarm. The well maintained and easily managed accommodation briefly comprises hall, interconnecting sitting and dining rooms, kitchen with integrated appliances, three bedrooms (all robed) and bathroom/wc with shower. Detached garage. Lawned gardens.

Immediate vacant possession is available with no onward chain.

GROUND FLOOR

ENTRANCE HALL

1.88m x 1.09m (6'2" x 3'7") max. Double glazed and leaded front door, radiator, cornice, staircase to first floor, glazed double doors to sitting room.

SITTING ROOM (FRONT)

4.01m x 3.76m (13'2" x 12'4") max. Two double glazed windows contemporary granite fireplace with inset electric fire, radiator, cornice, understairs cloaks/storage cupboard, archway to dining room.

DINING ROOM (REAR)

3.35m x 2.44m (11'0" x 8'0") max. Double glazed window, radiator, cornice, CH programmer.

KITCHEN (REAR)

3.48m x 2.29m (11'5" x 7'6") max. Range of fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, illuminated work surfaces with tiled wall backs, integral cooker of electric double oven/grill and hob with extractor hood over, integral fridge, freezer and washing machine, wall cabinet housing gas CH boiler, two double glazed windows and double glazed door to rear garden.

FIRST FLOOR

LANDING

Double glazed window, cornice, access to loft space.

BEDROOM 1 (FRONT)

4.75m x 2.67m (15'7" x 8'9") max. Into built-in wardrobes with sliding doors, double glazed window, cornice radiator.

BEDROOM 2 (REAR)

2.82m x 2.77m (9'3" x 9'1") max. Double glazed window, built-in wardrobes with sliding doors, built-in linen/airing cupboard, radiator.

BEDROOM 3 (FRONT)

3.05m x 1.98m (10'0" x 6'6") max. Built-in bulkhead wardrobe/cupboard, double glazed window, radiator, cornice.

BATHROOM (REAR)

1.88m x 1.88m (6'2" x 6'2") max. Panelled bath with built-in shower over, pedestal wash hand basin, low level wc, double glazed window, tiled walls, radiator.

OUTSIDE

GARAGE

4.88m x 2.84m (16'0" x 9'4") max. Detached concrete section garage with metal up and over door.

GARDENS

Well enclosed rear garden with small lawn, borders, flagged patio and path. Cold water tap. Security nightlight. Timber shed. Timber and concrete post boundary fencing. Gated and flagged driveway. Small open plan garden to front.

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 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

