



21 COLLINGWOOD CLOSE, HAZEL GROVE, STOCKPORT, CHESHIRE, SK7 4LB

£180,000

Property **ONE**

- Ground Floor Apartment
- Sought After Location
- Open Plan Living/ Kitchen/ Dining Area
- Second Single Bedroom
- Situated within a Purpose Built Development
- Comes Fully Furnished
- Two Allocated Parking Spaces
- Generous Double Bedroom with Ensuite
- Modern Family Bathroom
- Ideal for First Time Buyers

THE PROPERTY

PERFECT FIRST TIME BUYER OPPORTUNITY

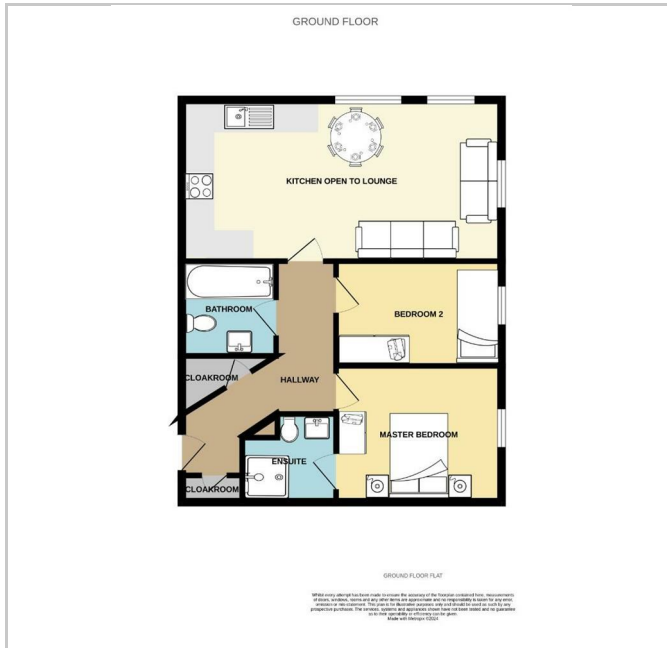
We're delighted to introduce this Fabulous Two Bedroomed, Two Bathroom GROUND FLOOR FLAT situated in a Purpose Built Development in Hazel Grove, close to the Reservoir and within WALKING DISTANCE to the centre of Hazel Grove Village, boasting an Array of Shops, Cafes, Restaurants and Excellent Transport Links for those needing to commute.

The accommodation comprises: Entrance from a communal hallway into an inner hallway, with Two Storage Cupboards and Entrance phone. To the front of the development overlooking the gardens is an Open-Plan Kitchen, Living and Dining Area, complete with fitted Kitchen units, appliances, dining table and chairs, and two sofas. There is a Generous Double Bedroom complete with Double Bed, Wardrobe, Two Bedside Tables and a chest of drawers, with an Ensuite Shower Room. The Second Bedroom is a Large Single, with Single Bed and Wardrobe. Completing the interior is a Low-Level Modern Bathroom Suite complete with Shower above the bath.

Externally, there are Well-Tended Communal Gardens and Two Allocated Parking Spaces. The Development is secured with a Telephone Entry System.

Available to purchase Fully Furnished, this property is Ideally Suited to First Time Buyers. EPC Grade- C. Leasehold with 108 years remaining. Annual Ground rent of £170.00, with an annual service charge of £1555.60. Council Tax Band- B.

To Book Viewing Appointment Don't Delay Call Us Today
Tel: 0161 511 5339



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Directions

From our Office, head towards Bramhall Moor Lane and turn Left towards Buxton Road. At the junction at Buxton Road, turn Right and head South, before turning left onto Commercial Road. Head to the bottom of Commercial Road, making a slight left onto Brookfield Terrace. Follow the road round, and turn left onto Cooper Street. Collingwood Close is the First Left, and the Development will be situated in front of you, with the car park on the left hand side.