



58 Highfield Road, Hazel Grove, Stockport, SK7 6NS

Offers Over £325,000

- Three Bedroom Detached Bungalow
- Lounge & Kitchen Newly Decorated/Floor Coverings
- Two Driveways and Single Garage
- Newly Installed Kitchen with Dove Grey units
- Large Plot with Pleasant Gardens
- Conservatory

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Three Bedroom Detached Bungalow. Newly Fitted Breakfast Kitchen with Dove Grey Units. Newly Refurbished Lounge and Kitchen. Good Sized Plot. Pleasant Gardens Front and Rear. Two Driveways and Attached Garage with Remote Up and Over Door. Highly Sought After Location. No Vendor Chain - Must Be Viewed !

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Council Tax Band: D



Joules offer a rare opportunity to acquire this three bedroom detached bungalow set in a good sized plot. Situated in a highly sought after location the property, having undergone insurance work after a leak and benefitting from a newly installed kitchen along with new ceiling, plastering, flooring and decoration to the kitchen and lounge.

Briefly comprising: Entrance hall, coat room, spacious lounge, inner hall, newly installed breakfast kitchen, three good sized bedrooms, shower room and conservatory. Outside the property offers two driveways providing ample off road parking and an attached single garage with remote controlled door. There are pleasant lawned gardens to both the front and rear.

Offered with no vendor chain - Must be viewed !!!

Entrance

Double glazed entrance door and glazed side panel

Hallway

6'3" x 3'2"

Central heating radiator, door to lounge. Door to coat room

Coat Room

Wall mounted boiler. Coat hooks

Lounge

19'5" x 12'3"

Spacious room. Large double glazed window to the front elevation, further double glazed window to the side elevation. Door to inner hall

Please note, work is currently being carried out in the lounge after a leak. Works being carried out : New ceiling, walls plastered, new Wilton carpet in grey

Inner Hall

Doors to all three bedrooms, shower room, kitchen and lounge. Door to airing cupboard housing cylinder.

Breakfast Kitchen

13'9" x 9'2"

Two double glazed windows and door to the side elevation. Central heating radiator.

Newly installed kitchen units in dove grey comprising : base, drawer and eye level units, contrasting work surfaces incorporating a breakfast bar area. New electric cooker. Plumbed and access for an automatic washing machine (not included in sale).

Bedroom One

12'2" x 10'6" max

Double glazed window overlooking the rear garden. Bank of fitted floor to ceiling wardrobes with dressing table area. Central heating radiator

Bedroom Two

11'1" x 9'6"

Double glazed door and side panel to conservatory, central heating radiator

Bedroom Three

8'4" x 8'0"

Double glazed window to the side elevation, central heating radiator

Conservatory

10'6" x 10'1" max

Double glazed conservatory with Victorian style roof. French doors giving access to the rear garden. Courtesy door to garage

Shower Room

7'4" x 5'7"

Outside

Set in a good sized plot the property offers an open plan lawned front garden with plants and shrubs to border. Two driveways offering plenty off road parking, one of the driveway gives access to the attached garage and another to the other side of the property. Fencing and a gate give access to a paved area which is open to the pleasant South Westerly facing rear garden which is a good sized fully enclosed and predominantly lawned with numerous plants, flowers and shrubs along with conifer hedging. External tap, garden shed

Garage

15'0" x 9'0" max

Attached single garage with electronic up and over roller door. Double glazed window to the rear elevation, courtesy door to the conservatory. Power and light



Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

