



2 Clifton Walk, Hazel Grove, Cheshire, SK7 5QL

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2 Clifton Walk, Hazel Grove, Cheshire, SK7 5QL

£775 Per Calendar Month

- An immaculate and stylish first floor apartment
- Situated on the 'New House Farm' estate
- One double bedroom
- Modern fitted breakfast kitchen
- Modern refitted shower room
- Gas central heating
- Single garage in block behind
- EPC rating: D
- Council Tax Band: B (Stockport)





2 Clifton Walk, Hazel Grove, Cheshire, SK7 5QL

Per Calendar Month £775 Per Calendar Month

An immaculately presented and stylish one double bedroom first floor apartment which forms part of the popular and conveniently located 'New House Farm' estate. The property benefits from uPVC double glazing and gas central heating (run by a combination boiler). The accommodation includes; private entrance, hall (with loft access), spacious living room (with storage cupboard), breakfast kitchen (with high gloss matching wall and base units, breakfast bar and integrated appliances), double bedroom and a modern refitted shower room (with rain-head shower, vanity sink unit, LED mirror cabinet and heated towel rail). In addition, there is a garage to the rear. UNFURNISHED. AVAILABLE: END SEPTEMBER 2024

IMPORTANT INFORMATION

Parking - Single garage in block to the rear.

Heating - Gas central heating

Mains services - Gas, Electric and Water

EPC Grade: E (66/75)

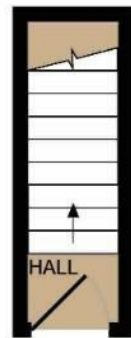
Council Tax Band: B (Stockport)

Broadband providers - Virgin Media and Openreach. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE and Three

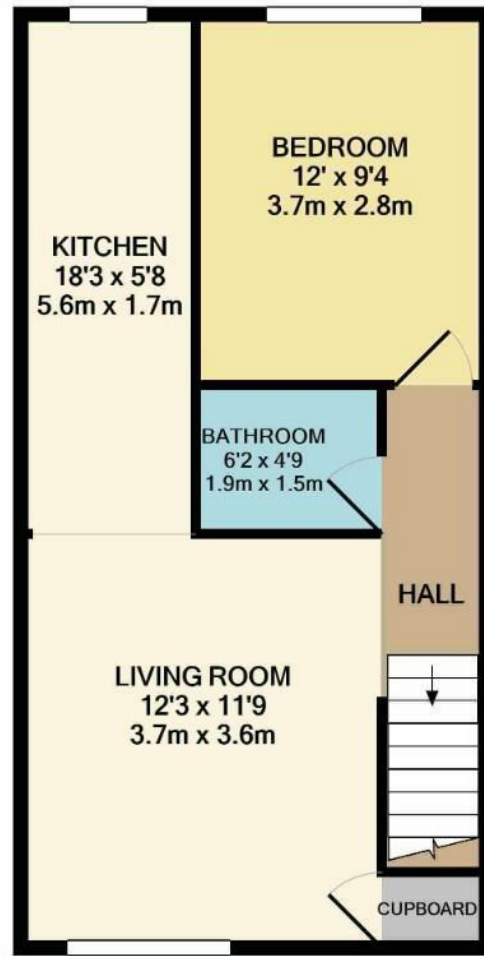
Mobile providers - Limited coverage by O2, Vodafone, EE and, Three

*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker





GROUND FLOOR
APPROX. FLOOR
AREA 35 SQ.FT.
(3.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 486 SQ.FT. (45.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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