



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

Battersbay Grove, Hazel Grove, Stockport SK7 4QW

Offers Over **£440,000**

Beautifully appointed, extended and remodelled four bed, two bath c1930's semi-detached located on a small cul-de-sac off Torkington Road; a stone's throw from park and village centre with all amenities including schooling, railway station and airport link road close at hand. The attractive, contemporary interior briefly comprises, to the ground floor, an inset porch, hall, cloakroom/wc, sitting room, fabulous living dining kitchen with AEG appliances and bi-fold doors. To the first floor, three bedrooms and bathroom/wc with tub and walk-in shower, to the second floor master bedroom with en-suite shower/wc. Detached garage with block paved and gated driveway. A lawned rear garden with two decks enjoys a southerly aspect whilst the front provides a chipped slate hardstanding for two motor vehicles with EV charging point. **'Turn-key' ready** and available with immediate vacant possession ie no onward chain.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

GROUND FLOOR

INSET PORCH

HALL

4.01m x 1.68m (13'2" x 5'6") max. Contemporary radiator, ceiling downlighters, meter cupboards, laminate flooring, period glazed front door and windows.

CLOAKROOM/WC

1.7m x 0.69m (5'7" x 2'3") max. Low level wc, wash hand basin with cupboard below, ceiling downlighters, extractor fan, double glazed window.

SITTING ROOM (FRONT)

3.86m x 3.4m (12'8" x 11'2") max. Into bay with double glazed windows, period cast iron fireplace, contemporary radiator, cornice, laminate flooring, glazed double doors to living dining kitchen.

LIVING DINING KITCHEN (REAR)

6.02m x 4.65m (19'9" x 15'3") max. Contemporary fitted base and wall cabinets and island incorporating integral AEG split level cooker of electric oven/grill and hob, integral microwave, fridge, freezer, dishwasher, washing machine and dryer, work surfaces with inset stainless steel sink unit and mixer tap, breakfast bar, ceiling downlighters, two contemporary radiators, double glazed bi-fold doors, two double glazed Velux skylights, glazed double doors to/from sitting room, laminate flooring.

FIRST FLOOR

LANDING

Staircase balustrade, double glazed window.

BEDROOM 2 (FRONT)

3.81m x 3.25m (12'6" x 10'8") max. Into bay with double glazed windows, fitted wardrobe, ceiling downlighters, radiator.

BEDROOM 3 (REAR)

3.63m x 3.25m (11'11" x 10'8") max. Double glazed window, fitted wardrobes, ceiling downlighters, radiator.

BEDROOM 4 (FRONT)

1.91m x 1.83m (6'3" x 6'0") max. Double glazed window, radiator, cornice.

BATHROOM (REAR)

2.36m x 2.46m (7'9" x 8'1") max. Contemporary white and black suite of bath tub with mixer/shower tap stand, walk-in shower with rainhead and rinser, wash hand basin with drawers below, low level wc, two double glazed windows, ceiling downlighters, extractor fan, contemporary black towel warmer/radiator, tiled walls and floor.

SECOND FLOOR

BEDROOM 1

5.23m x 3.12m (17'2" x 10'3") max. Featuring exposed arched brickwork, double glazed dormer window and two double glazed Velux skylights, fitted wardrobes, two radiators, ceiling downlighters, eaves storage, laminate flooring, glazed door to en-suite.

EN-SUITE

2.51m x 1.85m (8'3" x 6'1") max. Contemporary white and black suite of walk-in shower with rainhead and rinser, wash hand basin with cupboards below, low level wc, double glazed window, tiled walls and floor, contemporary vertical radiator, ceiling downlighters and extractor fan.

OUTSIDE

GARAGE

5.33m x 2.74m (17'6" x 9'0") max. Detached garage with double timber doors, power and light.

GARDENS

Well enclosed lawned garden to rear enjoying a southerly aspect with two timber decks, cold water tap. Block paved and gated driveway to side. Double-width hardstanding of chipped slate to the 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](tel:01614835100).

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm