

15, Norbury Grove, Hazel Grove, Stockport SK7 5NX

Easily managed two bed end-of-terrace retirement (over 60's) bungalow with garage enjoying head-of-cul-de-sac location close to village centre

Guide Price: £

WOODHALL PROPERTIES

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Easily managed two bed end-of-terrace retirement (over 60's) bungalow enjoying head-of-cul-de-sac location. One of a small exclusive development of five terraced bungalows with garages built in the year 2000. Situated off Chester Road and very convenient for Hazel Grove centre, shops, railway station, bus routes and all the amenities of Stockport and South Manchester. Benefits from the installation of GFCH, double glazing and alarm. Briefly comprises: canopied porch, hall, sitting room, dining kitchen with integrated appliances, two bedrooms (principal fitted) and shower room/wc. Gardens to three sides with the 'no-mow' grassed garden to rear having a south westerly aspect. To the front lies communal gardens of open plan lawns and landscaped beds with evergreens. A brick built garage (with electronically operated door) in a battery of five stands opposite with additional parking provided by the parking bays to the front.

GROUND FLOOR

CANOPIED PORCH

ENTRANCE HALL
14'3 x 3'9 (4.33m x 1.14m) max. Double glazed and leaded front door, cloaks cupboard housing gas and electricity meter cupboard with electricity consumer unit, cornice, radiator, access to the loft space, central heating thermostat.

SITTING ROOM (Rear)
15' x 13'7 (4.57m x 4.13m) max. Double glazed double doors and windows to the rear garden, cornice, radiator, squared opening to the kitchen.

DINING KITCHEN (Rear)
12'9 x 9'1 (3.88m x 2.76m) max. Range of fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integral cooker of electric oven/grill and gas hob with extractor hood over, integrated fridge and freezer, plumbed for automatic washing machine, wall mounted gas combination boiler, extractor fan, double glazed window, radiator, tiled floor.

BEDROOM 1 (Front)
13'8 x 9'5 (4.16m x 2.86m) max. Fitted wardrobes and dresser with drawers, double glazed window, radiator.

BEDROOM 2 (Front)
9'2 x 6'10 (2.79m x 2.08m) max. Plus door recess. Double glazed window, radiator.

SHOWER ROOM/WC (Middle)
9'1 x 5'8 (2.76m x 1.73m) max. Step-in shower with electric shower, pedestal wash hand basin, low level wc, part tiled walls, extractor fan, chrome towel warmer/radiator, electric shaver point.

SHOWER ROOM/WC (Middle)
9'1 x 5'8 (2.76m x 1.73m) max. Step-in shower with electric shower, pedestal wash hand basin, low level wc, part tiled walls, extractor fan, chrome towel warmer/radiator, electric shave point

OUTSIDE

GARAGE
15'10 x 9'9 (4.82m x 2.96m) max. Detached brick-built end garage of five in a small battery with electronically operated roll-up door, power and light. Located opposite the bungalow with parking bays and turning area.

GARDENS
Gardens to three sides, hard landscaped rear garden of 'no-mow' grassed area and flagged patio enjoying a south westerly aspect and backing onto Hazel Grove Cricket Ground, cold water tap, side area of stone chippings, flagged path and timber shed. Small open plan lawns to the front. Well enclosed side and rear gardens by timber and concrete post boundary fencing, gate to the side, security nightlighting. Communal gardens to the front of lawns and planted beds.

TENURE:
We have been advised that the property is Long Leasehold (residue of 999 years) with peppercorn rent. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

SERVICE CHARGES:
We have been advised by the owner(s) that this is circa £700.00 per annum covering gardening, maintenance of communal areas, public liability insurance, outside pointing of the bungalows and garages and electricity for the garages. We would recommend that your conveyancer checks the accounts prior to exchange of contracts.

COUNCIL TAX:
We have been advised by the present owners that the Council Tax Band is C. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:
The current Energy Efficiency Rating for this property is Band C. Full EPC is available on request.

VIEWING:
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





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