

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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michael
HART
& COMPANY

Andrew M Hart BEng(Hons), Dip Surv, MRICS

www.michael-hart.co.uk

TO BE LET PART FURNISHED

AN ATTRACTIVE AND SPACIOUS TWO BEDROOM HOUSE, IN A POPULAR AND CONVENIENT LOCATION.



19 CHAPEL STREET, HAZEL GROVE, STOCKPORT, SK7 4HW

£1,100.00 pcm



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This splendid 1890s mid terraced house is situated in a highly convenient location close to a wide range of amenities available in Hazel Grove. The property has been modernised throughout resulting in an attractive home which still retains much of its original character and charm. The accommodation is bright and well proportioned with a spacious lounge that leads into a good sized kitchen with an excellent range of cupboard units and plenty of work top space. There is ample space for a dining table and access to the private rear garden. Under the stairs there is a useful store cupboard

To the first floor there are two good sized bedrooms and a white three piece bathroom suite with an thermostatic shower over the bath. There is a small garden to the front and larger one to the rear with both being easily managed.

Chapel Street is only a short walk from the centre of Hazel Grove where a wide array of shops, restaurants and supermarkets can be found. There are good quality schools within the area that cater for all ages. There is easy access to the Manchester motorway network and to Manchester Airport. There are regular trains and bus services to Stockport and Manchester.

The accommodation has uPVC double glazing throughout and gas fired central heating. In more detail it comprises:

GROUND FLOOR

LIVING ROOM 13'4" (4.07m) x 13'1" (3.99m) Central heating radiator. Electric Fire.

BREAKFAST KITCHEN 13' 2" (4.03m) x 8'10" (2.70m) Fitted beech style wall and base units with work surfaces over, incorporating a stainless steel sink. Brand new electric oven and four point electric hob. Dishwasher. Wall mounted combi central heating/hot water boiler. Central heating radiator.

FIRST FLOOR

LANDING

BEDROOM NO.1 13'5" (4.10m) x 9'10" (3.02m) Central heating radiator.

BEDROOM NO. 2 13'3" (4.05m) x 8'9" (2.69m) Central heating radiator.

BATHROOM/WC Brand new, white three piece suite comprising paneled bath with thermostatic shower, vanity washbasin and low level WC. Deep store cupboard. Central heating radiator.

OUTSIDE: Easy to maintain front and rear gardens overlaid with concrete paviors.

SERVICES: Mains services of electricity, gas, water and drainage are laid on and connected.

RENT: £1,100.00 per calendar month

TENANCY INFORMATION

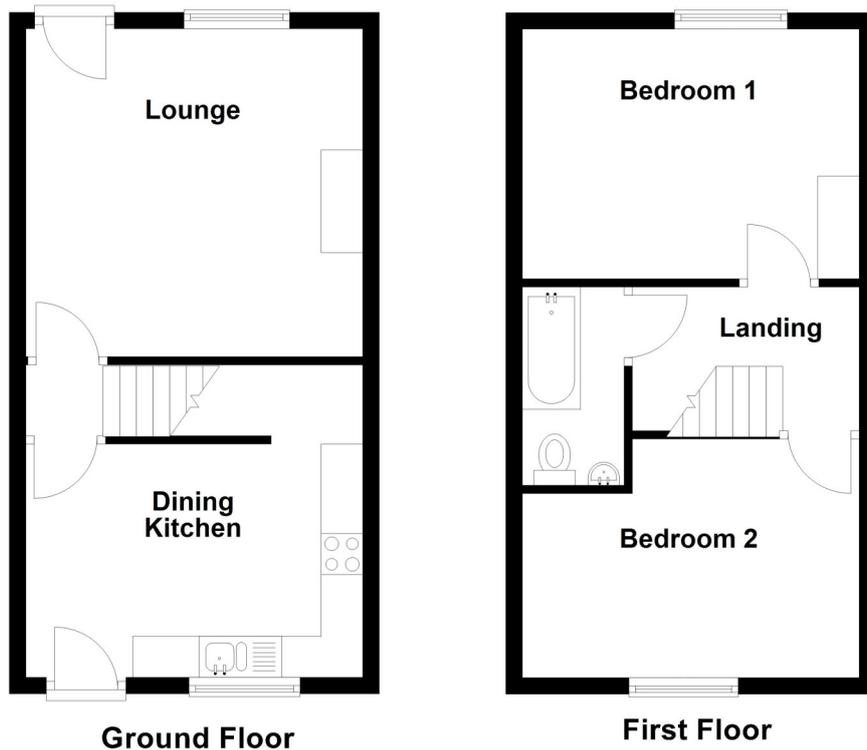
In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk.

COUNCIL TAX: Band 'B'

VIEWINGS: By appointment with the AGENTS Michael Hart & Company, Bollington 01625 575 578

ENERGY RATINGS: EPC - 'C'

FLOOR PLANS:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

