



62, Longmead Avenue, Hazel Grove,
Stockport SK7 5PH

Extended three bed c1930's semi-detached of charm and character in sought-after location off Chester Road; close to village centre and railway station

Guide Price: £



SUMMARY:

Extended three bed c1930's semi-detached of charm and character in sought-after location off Chester Road; short walking distance of schools, village centre and railway station with good road and rail links. Benefits from the installation of GFCH, double glazing and security alarm. Briefly comprises hall, two separate reception rooms, breakfast kitchen, first floor landing, three bedrooms (two very good doubles) and bathroom/wc with shower. Enjoys a good size corner plot with mature gardens to three sides and flagged hardstanding to front. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR

HALL

1.55m x 1.07m (5'1" x 3'6") max. Radiator, staircase to first floor.

SITTING ROOM (FRONT)

4.22m x 3.43m (13'10" x 11'3") max. Into bay with double glazed windows, radiator, picture rail, fireplace of inset living flame coal effect gas fire with marble surround and hearth.

THROUGH DINING ROOM

5.18m x 2.59m (17'0" x 8'6") max. Double glazed window and sliding patio door to rear garden, double glazed window to front, radiator, picture rail.

BREAKFAST KITCHEN (REAR)

4.29m x 2.74m (14'1" x 9'0") max. Fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, recess for cooker with gas and electric cooker points, plumbed for automatic washing machine, wall mounted gas CH boiler, radiator, double glazed windows and door to rear garden.

FIRST FLOOR

LANDING

Access to loft space.

BEDROOM 1 (FRONT)

4.29m x 3.61m (14'1" x 11'10") max. Two double glazed windows, radiator, picture rail.

THROUGH BEDROOM 2

4.52m x 2.54m (14'10" x 8'4") max. Double glazed windows to front and back, box seating, radiator, picture rail.

BEDROOM 3 (REAR)

2.39m x 1.8m (7'10" x 5'11") max. Double glazed window, radiator, picture rail.

BATHROOM (REAR)

1.8m x 1.65m (5'11" x 5'5") max. Panelled bath with built-in chrome shower above, pedestal wash hand basin, low level wc, radiator, double glazed window, part tiled walls, electric shaver point.

OUTSIDE

GARDENS

Pleasant rear garden laid to lawn with borders, evergreens, flagged patio, timber shed, boundaries of hedgerows and fencing. Nightlighting. Planted beds to front and side. Flagged area to side and hardstanding to front. Hedgerow boundaries to side and 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 B. 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.

OPENING HOURS:

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



Disclaimer: Woodhall Properties have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.