



Mostyn Road, Hazel Grove, Stockport SK7 5HT

Guide Price **£495,000**

Well appointed three bed detached bungalow in sought-after location off Bramhall Moor Lane. Extended, remodelled and refurbished in recent years and now affording easily managed and quite spacious and flexible living accommodation over two floors. Benefits from the installation of GFCH, double glazing, CWI and alarm. The contemporary interior briefly comprises, to the ground floor, porch, hall, sitting room, dining room, breakfast kitchen with integrated cooker, inner hall, two bedrooms and shower room/wc. To the first floor, bedroom, dressing room and box room (plumbed for second bathroom if required). Detached brick garage with shingled driveway. Well enclosed, two tier, rear garden of flagged patio and lawn enjoying a westerly aspect. Wide frontage with small lawn and shingled hardstanding with EV charging point. An internal inspection is 'a must' for one to fully appreciate.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

GROUND FLOOR

PORCH

1.45m x 1.22m (4'9" x 4'0") max. Composite double glazed front door, double glazed windows, composite double glazed door to hall.

HALL

2.59m x 1.55m (8'6" x 5'1") max. Double glazed window, radiator, wood laminate flooring, internal doors to sitting room and kitchen, wall light points, meter cupboard.

SITTING ROOM (FRONT)

4.52m x 3.81m (14'10" x 12'6") max. Double glazed picture window with plantation shutters, exposed brick media wall, panelled walls, radiator, wood laminate flooring, internal doors to dining room and inner hall.

BREAKFAST KITCHEN (REAR)

5.03m x 2.59m (16'6" x 8'6") max. Fitted base and wall cabinets incorporating sink unit with mixer tap, work surfaces and breakfast bar, integral cooker of electric oven/grill and gas hob with extractor hood over, plumbed for automatic washing machine and dishwasher, contemporary radiator, double glazed window and double glazed composite door to rear garden, wood laminate flooring.

DINING ROOM (FRONT)

3.33m x 2.9m (10'11" x 9'6") max. Double glazed window with plantation shutters, radiator, staircase to first floor.

INNER HALL

3.71m x 0.97m (12'2" x 3'2") max. Radiator, wood laminate flooring.

BEDROOM 2 (SIDE)

3.56m x 3.33m (11'8" x 10'11") max. Double glazed window, radiator.

BEDROOM 3 (REAR)

3.3m x 2.97m (10'10" x 9'9") max. Double glazed window, radiator.

SHOWER ROOM/WC

2.95m x 2.21m (9'8" x 7'3") max. Contemporary white suite of walk-in shower with rainhead and rinser, vanity unit wash hand basin with drawers below, low level wc, contemporary radiator, tiled walls, double glazed window, ceiling downlighters, extractor fan, fitted cupboard housing gas CH boiler and storage.

FIRST FLOOR

LANDING

BEDROOM 1

6.17m x 3.96m (20'3" x 13'0") max. Into eaves (with restricted headroom), two double glazed skylights, double glazed window, radiator, wall mounted air conditioning unit.

DRESSING ROOM

3.96m x 2.24m (13'0" x 7'4") max. Into eaves (with restricted headroom), double glazed skylight, double glazed window, radiator.

BOXROOM

3.05m x 2.62m (10'0" x 8'7") max. Double glazed skylight, extractor fan, chrome towel warmer/radiator. NB. underfloor plumbing exists for installation of shower/bathroom fittings.

OUTSIDE

GARAGE

5m x 2.92m (16'5" x 9'7") max. Detached brick garage with metal up and over door, power and light, vented for tumble dryer.

GARDENS

Well enclosed, two tiered rear garden enjoying a westerly aspect. Upper level of wide, flagged patio with nightlight, cold water tap, exterior power points. Lower level with lawn, borders, timer deck, evergreens. Timber and concrete post boundary fencing. Shingle driveway providing hardstanding for a number of motor vehicles with EV charging point. Wide frontage with small front garden, lawned with borders and evergreens.

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 D. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is (tba). 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