Bean Leach Road, Stockport,

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Asking price **£260,000**

Property Details

Bean Leach Road, Stockport,

Spencer Harvey is delighted to bring to the market this three-bedroom semi-detached property, ideally positioned in the ever-popular area of Hazel Grove.

Occupying an elevated position, the property enjoys a pleasant outlook and boasts a good-sized rear garden, perfect for families, entertaining, or those simply wanting outdoor space. On-street parking is available in front.

Internally, the accommodation briefly comprises an entrance hallway leading to an open-plan living and dining room, offering a bright and versatile space, along with a separate kitchen accessed via the dining room or the hall. On the first floor are three bedrooms, two doubles and a single and a family bathroom.

The property would benefit from some updating, providing an excellent opportunity for a buyer to put their own stamp on it and create a home tailored to their own taste and style. The property benefits from mains water, gas and electricity.

Situated in a sought-after location, close to local amenities, reputable schools and excellent transport links, this is a fantastic opportunity not to be missed.

Early viewing is strongly recommended.

Key Features

- Three-bedroom end-terraced property
- Popular and sought-after Hazel Grove location
- Open-plan living and dining room
- Close to local amenities, reputable schools and excellent transport links
- Great for Families
- Enclosed Rear Garden

Living Room
3.45m x 4.46m
Double glazed bay window with views over front aspect, room dividers open the room up to the dining room creating a large open plan space. Feature fireplace with electric fire insert. Central heating radiator

Dining Room
3.45m x 4.18m
Double glazed window with views over rear garden and opening through to kitchen. Central heating radiator. Central ceiling light.

Kitchen
1.84m x 4.18m
Open to the dining area with a range of eye and base level units, gas central heating boiler, space for washing machine and dishwasher, UPVC door to rear garden, part tiled back splash back. Gas hob sink with drainer. Double glazed window to side aspect.

Bedroom One
3.43m x 4.18m
Double Bedroom with double glazed window with views over rear garden. Central heating radiator and central ceiling light

Bedroom Two
3.43 x 3.69
Double bedroom with double glazed window and views over front aspect. Central heating radiator and central ceiling light

Bedroom Three
1.86 x 2.39
Single bedroom or home office with double glazed window overlooking front aspect, central heating radiator and central ceiling light.

Family bathroom
1.86m x 2.36m
Family bathroom with three piece white suite and electric shower over bath. Vanity mirror above sink and frosted double glazed window.

Material Information
Part A-Key Facts
Tenure: Freehold
Council Tax Band: C
EPC Rating: C

Part B-Property Details:
Bedrooms: 3
Bathrooms: 1
Reception Rooms: 1
Parking: On-road parking
Heating: Gas central heating with a Glow-worm boiler
Electricity: Mains electricity connected; supplier: E.ON
Water & Drainage: Mains water supply/mains drainage; supplier: UU (United Utilities)

Part C-Additional Information:
Flood Risk: Low
Broadband: Standard, Superfast & Ultrafast Available
Storm/Fire Damage: N/A
Alterations to Property: No structural alterations, extensions or significant renovations reported.

Anti-Money Laundering
Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.

Broadband & Mobile Coverage
Standard, Superfast & Ultrafast Available

SPENCER HARVEY

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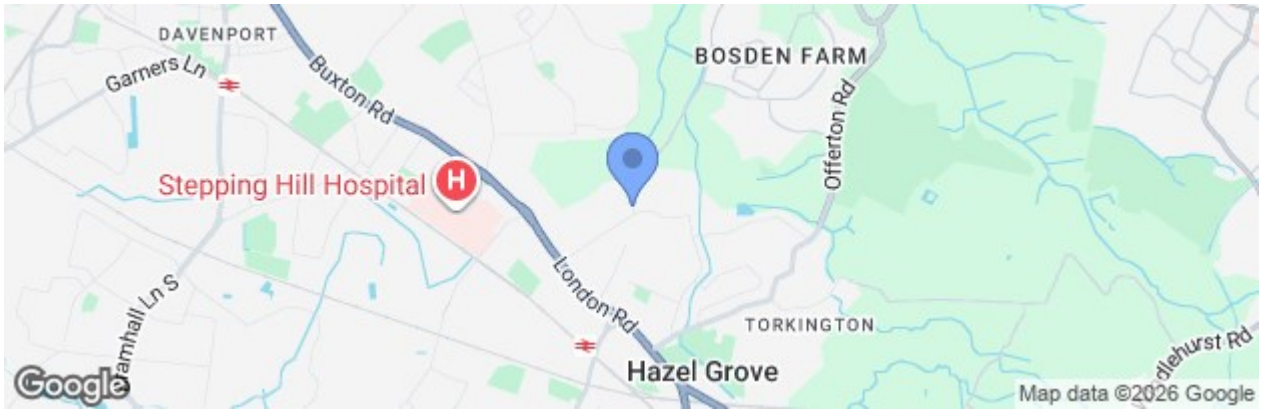

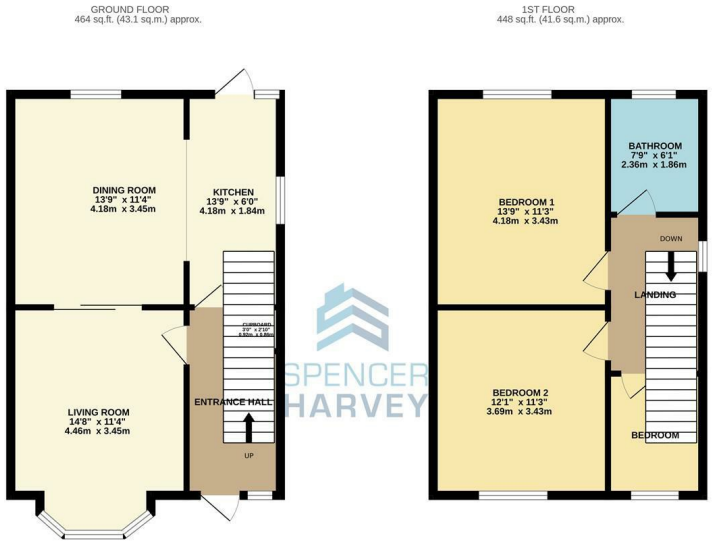

11, BEAN LEACH ROAD HAZEL GROVE, STOCKPORT, SK7 4L

TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND:	TENURE:
C	Freehold
EPC RATING:	**LOCAL AUTHORITY:**
C	Stockport