

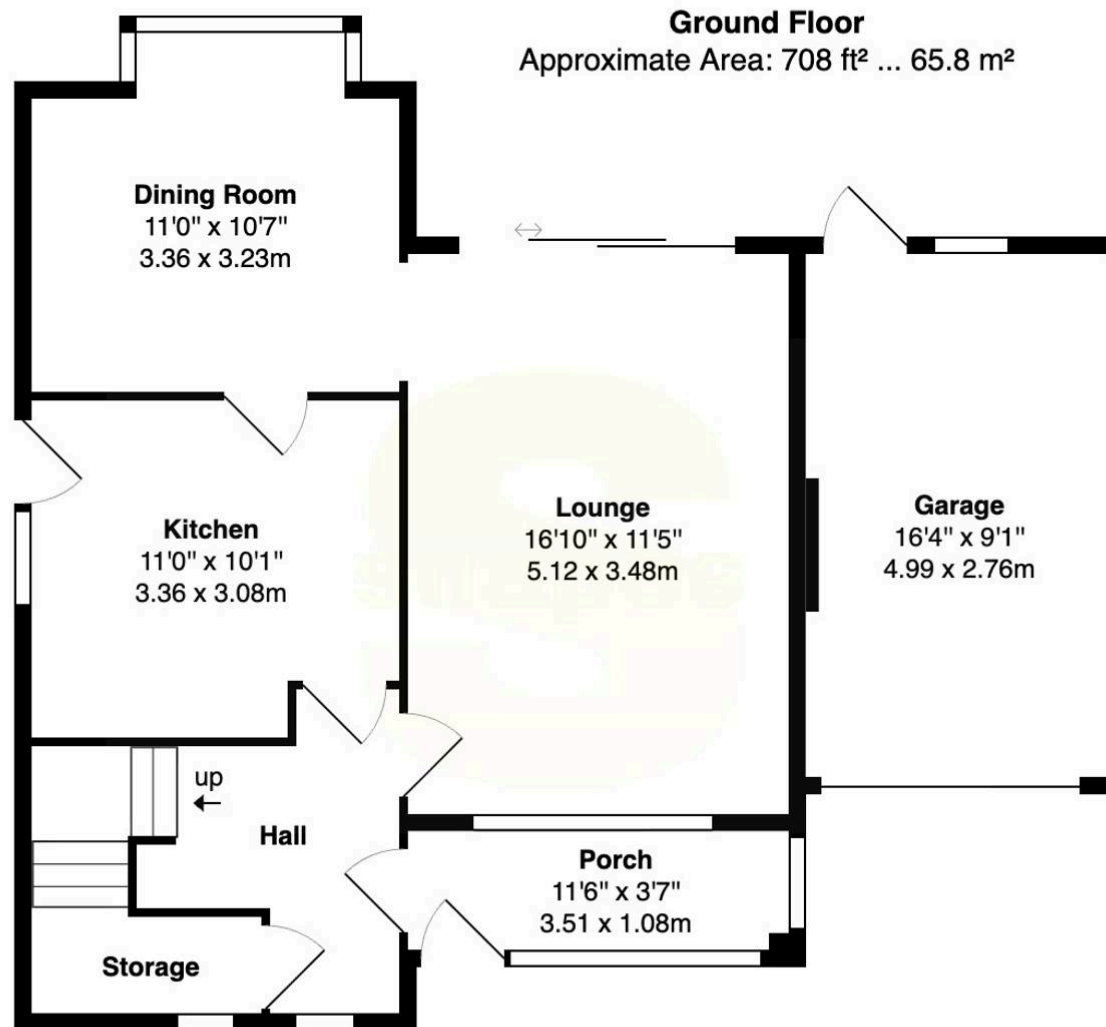


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10 Longnor Road, Hazel Grove - SK7 6ET

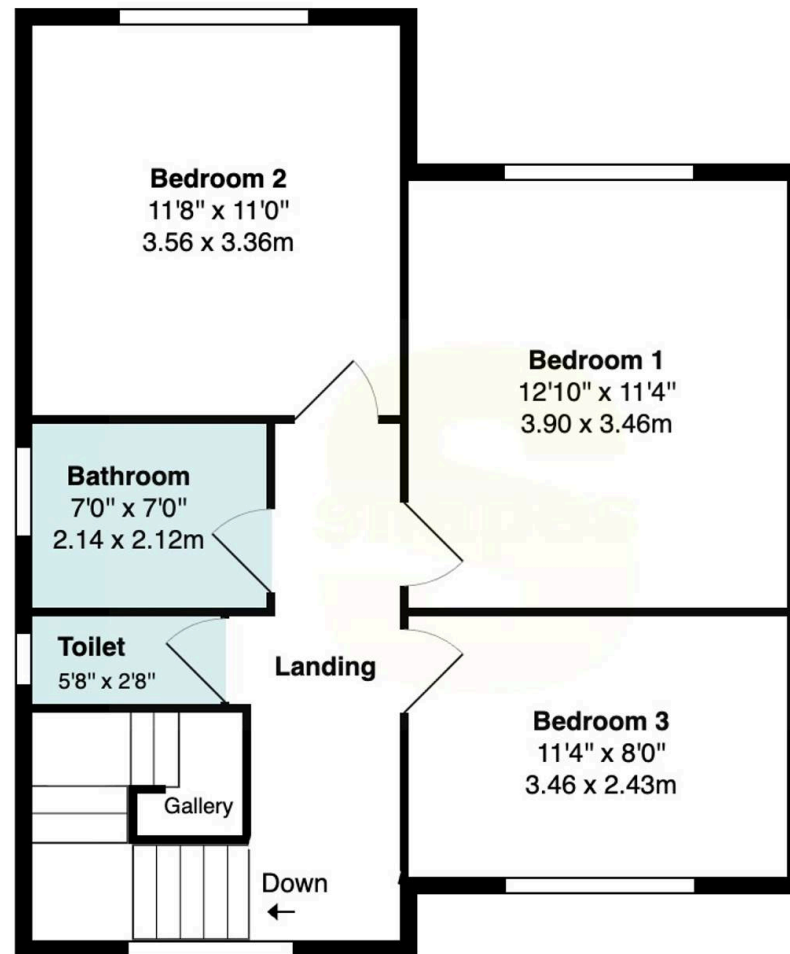
Guide Price £369,500

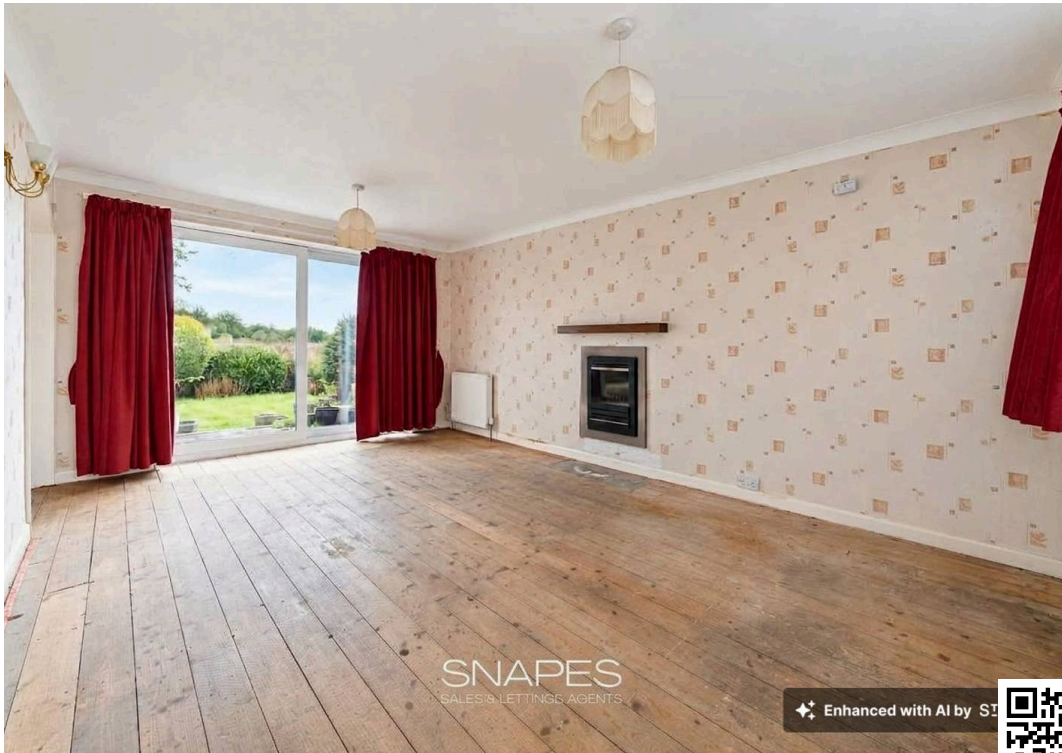


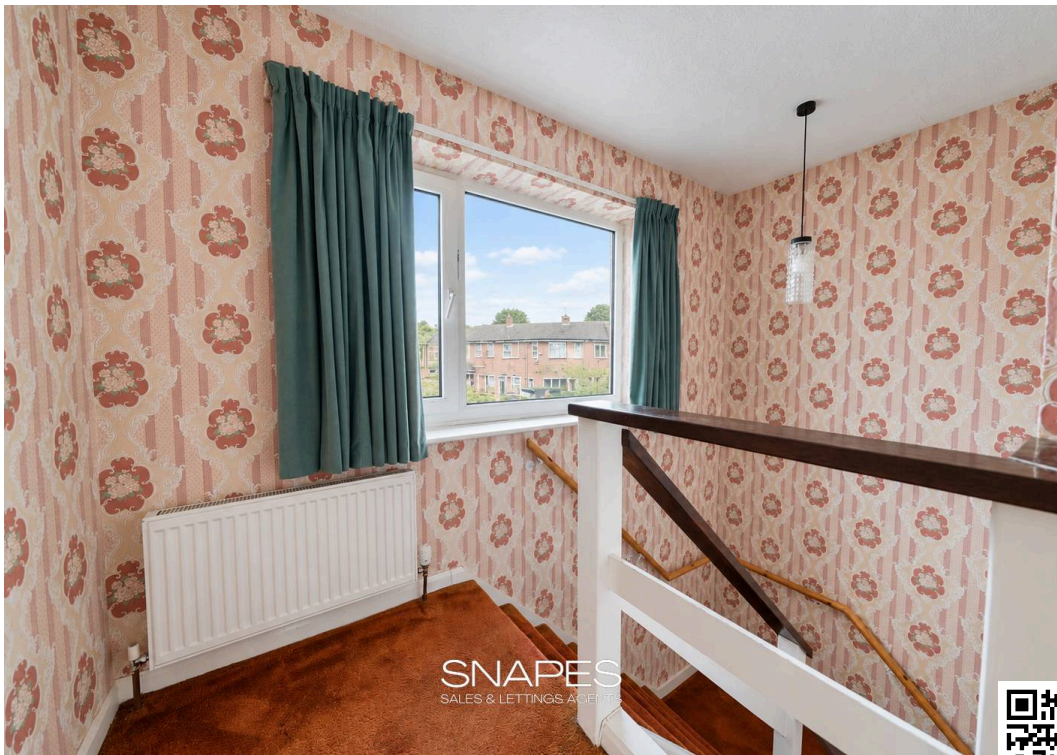


First Floor

Approximate Area: 545 ft² ... 50.6 m²









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Whilst reading this brief accommodation summary we strongly recommend you look through the photographs to get an idea of the style and design of both the internal and external elements of the home, and we urge you to study the floor plans to get an idea of the shape, layout and sizes of the rooms so you are well informed before viewing.

Occupying a well-established residential position in Hazel Grove, this generously proportioned three-bedroom family home offers approximately 1,253 sq ft in total as shown on the floorplan, including the garage, with spacious living accommodation arranged over two floors.

The property has clearly been a much-loved home and provides an excellent opportunity for its next owners to update and personalise the accommodation to their own taste. With two separate reception rooms, three good-sized bedrooms, a garage and well-balanced room proportions, there is plenty of scope to create an attractive long-term family home.

A useful entrance porch opens into the hallway, where stairs rise to the first floor and there is convenient built-in storage.

The main lounge is an excellent size, measuring approximately 16'10" x 11'5", providing plenty of room for comfortable seating and family relaxation. Its proportions make it a versatile principal reception room with the potential to create a particularly welcoming living space as part of any future refurbishment.

To the rear is a separate dining room measuring approximately 11'0" x 10'7", giving the house the increasingly sought-after benefit of two distinct reception areas. The dining room sits alongside the kitchen and lends itself well to family meals and entertaining.

The separate kitchen measures approximately 11'0" x 10'1" and provides a practical footprint with considerable potential for a new owner to redesign and modernise. Subject to the usual consents and structural considerations, buyers may also wish to explore whether the kitchen and dining areas could be reconfigured in the future to create a more open-plan family space.

An integral garage measuring approximately 16'4" x 9'5" completes the ground-floor layout and provides useful parking, storage or potential ancillary space, subject to any necessary permissions.

Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom measures approximately 12'10" x 11'4", while Bedroom Two is another generous double at approximately 11'8" x 11'0". Bedroom Three measures approximately 11'4" x 8'0", making it a comfortable single bedroom, children's room or home office rather than simply a small box room.

The family bathroom is approximately 7'0" x 7'0" and is complemented by a separate WC, providing a practical arrangement for family living.

Longnor Road is an established residential address in Hazel Grove, conveniently positioned for the area's shops, amenities, schools and transport connections. Hazel Grove and Woodsmoor railway stations, Stockport and the wider South Manchester road network are all readily accessible.

For buyers prepared to undertake some modernisation, 10 Longnor Road represents an excellent opportunity to create a home tailored to their own style, with generous room sizes, three genuine bedrooms, two reception rooms and the valuable benefit of an integral garage.

NOTE: The sale of this property is subject to Probate being granted. Application submitted.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** Original 999 Years ending 26.08.2956
3. **Rent Charge:** £9.00 per annum
4. **Other:** Sale Subject to Grant of Probate
5. **Material Information:** Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. **Any digitally altered, virtually staged or edited images** are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan - these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. **Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.**

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. **Any reference to area has been calculated using floor plan software** and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

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