

£500,000

Sandown Road, Hazel Grove, Stockport, SK7 4RT



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know the value of your estate agent.

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Trinity House, Newby Road
Hazel Grove, Stockport, SK7 5DA

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A warm welcome from number 74 Sandown Road, a WELL PROPORTIONED FOUR BEDROOM DETACHED HOME brimming with virtues and situated in a highly regarded residential location within easy reach of the many amenities of Hazel Grove, transport links and schools. If you're the outdoorsy type, Torkington Park is about a mile away, whilst Lyme Park is about five miles away. Excite your senses (and maybe those of your four legged friend) here with walks in the green, open space afforded by this National Trust Park.

A unique aspect of this home; it sits adjacent a field to the rear so it enjoys open views. Other virtues, a downstairs w.c., an en-suite shower room, four good sized bedrooms, a stylish re-fitted kitchen, separate utility room, garage and a lovely rear garden with an open view to the rear.

The vendors are remarkably proud of their home and rightfully so. You will see the stylish, yet homely presentation when you view.

Come in. Step into the handy entrance porch and open the UPVC door to a welcoming entrance hall which is decorated in a neutral tone offsetting the laminate floor. There is a downstairs toilet/ w.c. on your left. On your right a door opens to a good size lounge with two windows to the front. Laminate floor flows through to the dining room to the rear. A sliding patio door opens to the conservatory, the windows capturing the view out to the lovely rear garden. Double doors open to the patio area; let social gatherings spill out when the weather permits!

Back to the dining room where there is a door to the stylish fitted kitchen. A window looks out over the rear garden and the field and trees beyond. When you're not using the dishwasher, it's a pleasant place to hand wash the dishes! The kitchen is fitted with a range of wall, base and drawer units and includes fitted appliances; a gas hob with an extractor over, an eye level oven and grill, a microwave oven and a wine cooler (essential, of course!). There is space for an American style fridge freezer. The kitchen features a breakfast bar where you can prop yourself up as the chef prepares food!

The kitchen opens to a utility area fitted with a tall cupboard, and base units with a work top over. There is a sink and space for a washing machine and dryer; this room is ready to handle the laundry day hustle out of the way of the kitchen.

The kitchen can also be accessed from the hall. Returning to the hall, head upstairs to the first floor landing where you will find the four well proportioned bedrooms (the main bedroom with an en-suite shower room and a view from the bedroom window basking in views over the fields and trees beyond the rear garden.

Outside, to the front of the property there is a smart, concrete imprinted driveway. There is a lush lawn to the side of the drive. The drive extends to the garage. Conveniently, the garage can be accessed from the hallway too.

A gate to the side provides access to the side of the property and leads to the lovely rear garden. As mentioned, the garden adjoins a field. There is an Indian stone patio area and steps to the lawn garden.

So, much for you to love here. Want to view? Of course you do! We look forward to hearing from you.

EPC: Band C

Tenure: Freehold: Chief Rent: £12.50 per annum

Council Tax Band: E

Ground Floor

Porch - 3' 1" x 7' 9" (0.94m x 2.38m) Tiled Floor. Double glazed door and window to the front. Double glazed door leads into the hallway. Welcome light. Double electric socket.

Hallway - 15' 5" x 3' 9" (4.72m x 1.16m) Laminate tiled floor. Ceiling coving. Radiator. Stairs to the first floor.

W.C - 6' 8" x 3' 0" (2.04m x 0.93m) Fitted with a low level wc and wash basin with vanity storage below. Ceiling coving. Laminate flooring. Radiator. Double glazed window to the front aspect.

Lounge - 12' 4" x 16' 8" (3.76m x 5.09m) Two double glazed windows to the front aspect (including an oriel bay window). Ceiling



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coving. Laminate flooring. Radiator. Open to the dining room.

Dining Room - 12' 4" x 10' 7" (3.76m x 3.25m) A double glazed sliding door leads through to the conservatory. Ceiling coving. Radiator. Laminate flooring. Under stairs storage.

Conservatory - 10' 7" x 9' 9" (3.25m x 2.98m) A double glazed conservatory with double doors leading out onto the Indian stone patio. Tiled flooring. Fan light.

Breakfast Kitchen - 8' 11" x 13' 2" (2.74m x 4.03m) Fitted with high gloss wall, drawer and base units. Laminate worktops incorporate a stainless steel sink and drainer with flexi tap. Integrate appliances include double oven, microwave, gas hob with extractor hood over, dishwasher and a wine cooler. Space for an American style fridge freezer. Breakfast bar. Ceiling coving. Tiled flooring. Radiator. Double glazed window to the rear aspect. Open to the utility room.

Utility Room - 8' 4" x 8' 2" (2.56m x 2.49m) Double glazed window and stable door to the rear aspect. Fitted units to both sides with laminate worktops. Stainless steel sink. Spaces for a washing machine and drier. Wall mounted combi boiler neatly boxed away in a wall unit. Radiator.

Garage - 19' 4" x 8' 11" (5.9m x 2.73m) Up and over garage door. Power and light.

First Floor

First Floor Landing - 6' 0" x 11' 2" (1.83m x 3.42m) A spindle balustrade staircase. Ceiling coving. Loft access point.

Bedroom - 9' 1" x 13' 3" (2.78m x 4.06m) Double glazed window to the rear aspect looking out over the fields to the rear. Fitted wardrobes. Radiator. Door to En-Suite.

En-Suite - 9' 1" x 3' 4" (2.79m x 1.04m) Fitted with a walk in shower, low level wc and a wash basin. Double glazed window to the side aspect. Part tiled walls. Tiled floor. Extractor fan.

Bedroom - 10' 4" x 10' 1" (3.17m x 3.09m) Double glazed window to the front aspect. Built in sliding wardrobes. Radiator.

Bedroom - 9' 0" x 14' 0" (2.76m x 4.28m) Double glazed window to the front aspect. Radiator.

Bedroom - 12' 2" x 7' 2" (3.72m x 2.2m) Double glazed window to the rear aspect. Radiator. Ceiling coving.

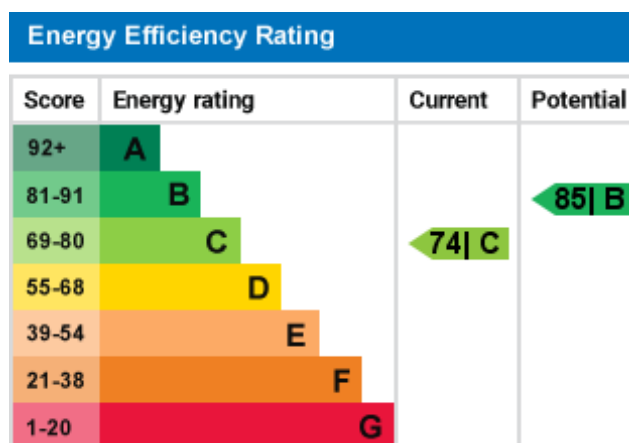
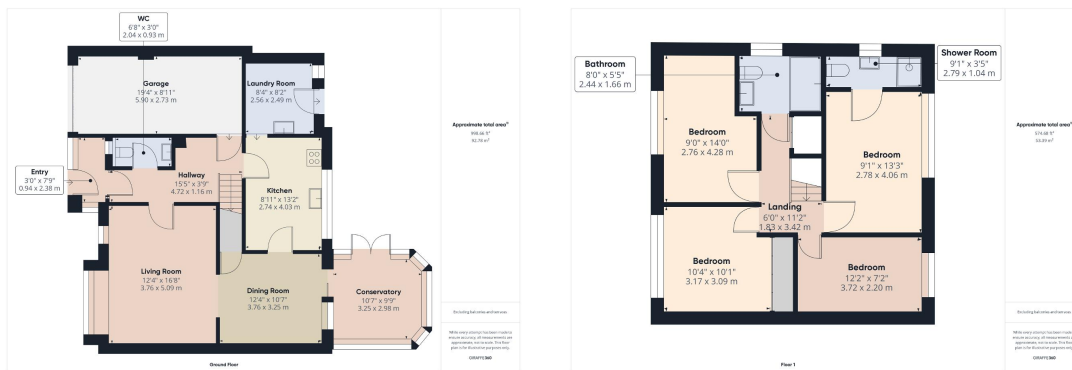
Bathroom / W.C. - 11' 3" x 5' 5" (3.44m x 1.66m) Fitted with a three piece suite comprising panelled bath with shower over and shower screen. A wash basin and low level wc are built into a wall unit with storage cupboard. Tiled walls and floors. Heated towel rail. Extractor fan.

Exterior

Gardens - To the front of the property there is a smart, concrete imprinted driveway. The drive extends to the garage. Conveniently, the garage can be accessed from the hallway too.

A gate to the side provides access to the side of the property and leads to the lovely rear garden. As mentioned, the garden adjoins a field. There is an Indian stone patio area and steps to the lawn garden.





Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.