

£280,000
Clarendon Road, Hazel Grove, Stockport, SK7 4NS

Number 74, a well presented THREE BEDROOM SEMI DETACHED HOME situated in an elevated and imposing position.

The property is about one mile from Hazel Grove Train Station and convenient for commuter links by road too. If you're the outdoorsy type, Torkington Park is within a mile.

You will benefit from a personal visit to sense the presentation and layout of this home, but here is a taster in the meantime.

Step up to the front door. Cross the threshold and into the entrance hall. A staircase leads ahead to the first floor.

First step into the room to your left, the good sized living room. Ahead from the hall, the kitchen extends the width of the home to rear and transitions seamlessly from chef's zone via double patio doors into the spacious sun room.

You will be wowed by the the sun room which usefully enhances the dynamic of kitchen by creating a living dining area with room for a settee and dining table and showers the area with natural illumination. Whether it's a summer room, entertaining space or dining area, the sun room blurs the lines between stylish inside space and the garden beyond.

Head back to the hall and head upstairs to the landing. Here you can access the the three bedrooms and bathroom/w.c.

Outside, steps lead to the elevated garden. There is a driveway which extends to the side of the property. A gate opens to the rear garden.

To the rear there is a large patio area; company can spill out to hear from, the sun room when the weather allows. Steps lead from the patio area to the lawn.

Want to view? Get in touch, we will be happy to arrange.

Council Tax band B

EPC Band: D

Tenure: Leasehold: Balance of 999 years. £.60 per annum

Ground Floor

Entrance Hall - 12' 8" x 5' 5" (3.88m x 1.67m) Laminate floor. Radiator. Under-stair cupboard. Stairs to the first floor. Door to the living room. Glazed panel door opening to the kitchen.

Living Room - 13' 4" x 11' 6" (4.07m x 3.53m) Situated to the front of the property. Coving to the ceiling. Ornate hole in the wall into the chimney breast. UPVC double glazed window to the front. Radiator.

Kitchen - 8' 1" x 17' 5" (2.47m x 5.31m) A good size kitchen across the rear of the property made to feel even more roomy by way of the double patio doors which opens into a spacious sun room.

The kitchen is fitted with a range of wall, base and drawer units. Work surfaces, Circular stainless steel sink with separate circular drainer. Mixer tap over. Tiled splash-backs. Space for a washing machine. Space for a fridge freezer. Fitted gas hob with an extractor hood over. Eye level oven with separate grill. UPVC double glazed window to the rear. UPVC double glazed window to the side. Designer style vertical radiator. UPVC patio doors opening to the sun room. Tiled floor.

Sun Room - 10' 2" x 15' 4" (3.11m x 4.69m) A spacious room with a radiator. The owners have had the roof insulated. Narrow UPVC double glazed windows to the side. UPVC double glazed windows to each side of the double patio doors which open to the rear garden. Laminate floor.

First Floor

Landing - 7' 2" x 4' 2" (2.2m x 1.28m) Large loft access. Spindle balustrade. UPVC double glazed window to the side. Access to the three bedrooms and the bathroom/w.c.

Bedroom - 10' 2" x 10' 6" (3.12m x 3.22m) UPVC double glazed window to the front. Fitted wardrobes. Radiator.



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Bedroom - 10' 11" x 8' 9" (3.34m x 2.68m) Another double bedroom. UPVC double glazed window to the rear. Radiator.

Bedroom - 7' 10" x 6' 5" (2.4m x 1.96m) UPVC double glazed window to the front. Radiator.

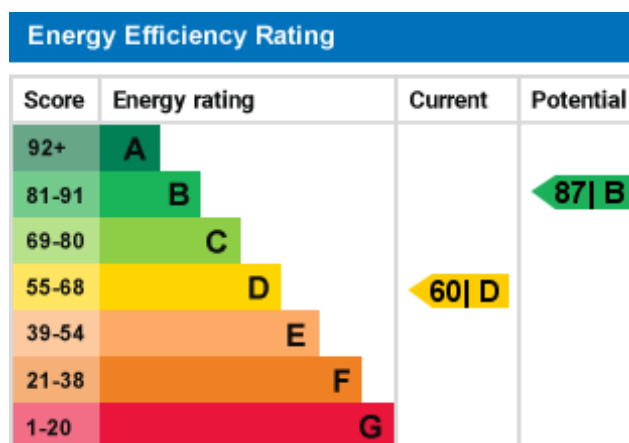
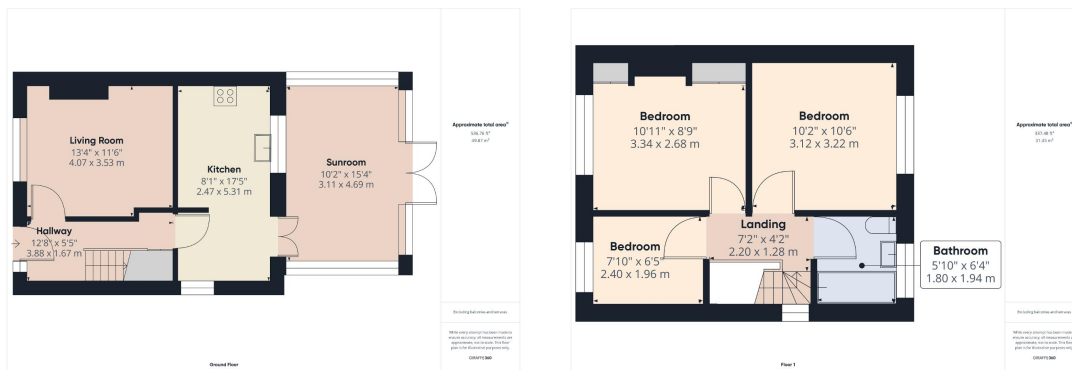
Bathroom/W.C. - 5' 10" x 6' 4" (1.8m x 1.94m) Fitted with a three piece suite comprising a panelled bath with a shower over, a wash hand basin and a low level w.c. Part tiled walls with a decorative tile border. Chrome effect heated towel rail. UPVC double glazed window to the rear.

Exterior

Outside - Outside, steps lead to the elevated garden. There is a driveway which extends to the side of the property. A gate opens to the rear garden.

To the rear there is a large patio area; company can spill out to hear from, the sun room when the weather allows. Steps lead from the patio area to the lawn.





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.