



**£220,000**

Bean Leach Road, Hazel Grove, Stockport, SK7 4LD



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Trinity House, Newby Road  
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Welcome to number 32. This TWO DOUBLE BEDROOM END TERRACE HOME is ready for a new owner and a new chapter. The property is currently undergoing a decorative refresh and new floor coverings throughout!

With attributes such as a modern white bathroom, stylish kitchen featuring a breakfast bar island (and built in appliances including oven, hob, dishwasher, fridge, freezer and a washing machine), UPVC double glazing and a combi boiler gas central heating this home should appeal on many fronts. There is a good size garden to the front and gardens to the side and rear too.

With space to the side, scope exists subject to appropriate approval to extend.

Walk up the path and step into the hall. Stairs lead ahead up to the first floor. A door to the right opens to the lounge to the front of the property. From here you can access the breakfast kitchen which includes a built in oven and hob along with integrated appliances including a fridge, freezer, television, dishwasher and a washing machine.

Back to the hall and head upstairs to find two double bedrooms and the bathroom/w.c.

Outside, there is a good size lawn garden to the front. There are gardens to the side and rear too.

Council Tax Band: A

EPC: Band C

Tenure: Freehold

### Ground Floor

**Entrance Hall** - 3' 7" x 4' 5" (1.1m x 1.35m) With stairs to the first floor. Radiator. Door to the lounge.

**Lounge** - 12' 2" x 15' 10" (3.73m x 4.83m) UPVC double glazed window to the front. Radiator. Laminate floor. Fire surround with an inset electric fire. Door to the kitchen.

**Breakfast Kitchen** - 9' 9" x 15' 8" (2.98m x 4.8m) A good sized kitchen across the rear of the property. Fitted with a range of wall, base and drawer units and featuring a breakfast bar island. Work surfaces. Tiled splash-backs. Cupboard housing the boiler. Ceramic hob with an extractor canopy over. Built in oven. One and a half bowl single drainer sink unit. UPVC stable effect rear door. Integrated fridge and freezer. UPVC double glazed window to the rear. UPVC double glazed window to the side.

### First Floor

**First Floor Landing** - 7' 0" x 5' 11" (2.15m x 1.81m) UPVC double glazed window to the side. Doors to the bathroom and the bedrooms.

**Bedroom** - 9' 6" x 15' 11" (2.92m x 4.86m) UPVC double glazed window to the front. Radiator.

**Bedroom** - 9' 11" x 9' 8" (3.03m x 2.97m) UPVC double glazed window to the rear. Radiator.

**Bathroom/W.C.** - 5' 6" x 6' 1" (1.69m x 1.87m) A fully tiled bathroom with a modern white suite comprising a panelled bath, wash hand basin, and a low level w.c. UPVC double glazed window to the rear. Radiator.



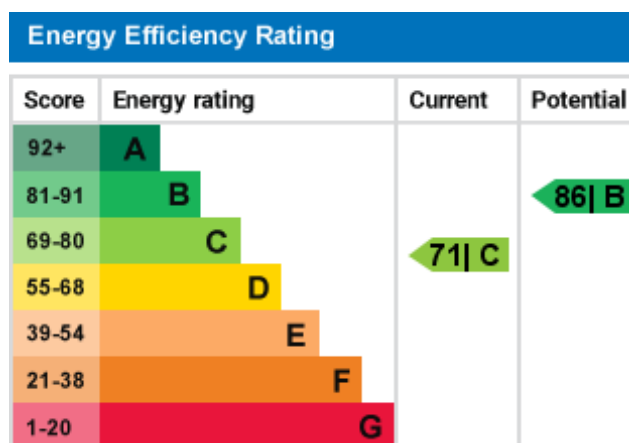
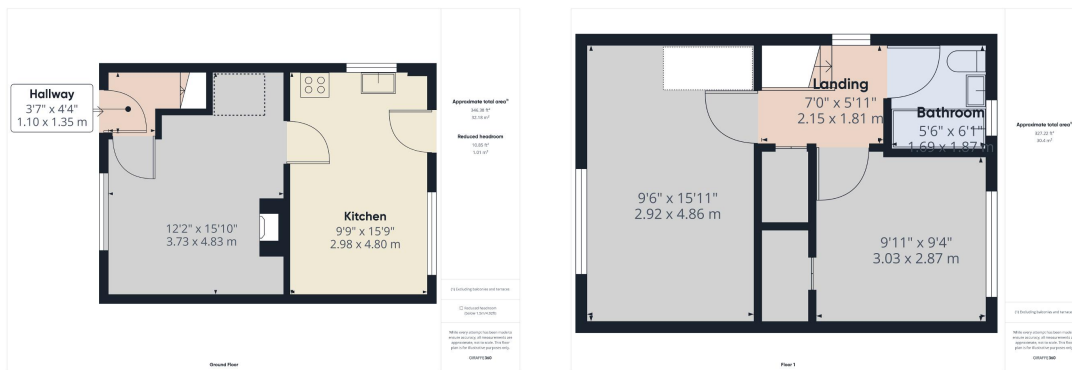
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).