

**£1,100 per month**  
Commercial Road, Hazel Grove, Stockport, SK7 4BG



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Welcome to number 66, a well presented and surprisingly spacious garden fronted TWO DOUBLE BEDROOM TERRACE home situated in a convenient location. Sorry, no pets allowed for this let.

The property features a modern fitted kitchen which is open, as is the fashion, to the dining room. There is a separate lounge to the ground floor too. Up the stairs you will find the landing, TWO DOUBLE BEDROOMS and a good sized bathroom/w.c.

Outside, there is a small garden to the front. To the rear there is a pleasant court yard garden which enjoys a sunny aspect. The rear garden features an outbuilding providing versatile storage space.

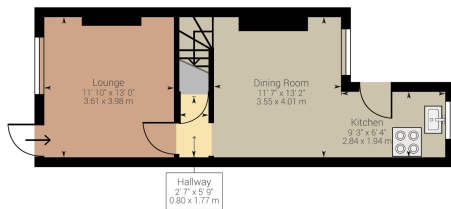
The property is situated close to the heart of Hazel Grove with many Restaurants, Leisure and Recreational Facilities and plentiful amenities on the door step. Transport Links nearby via the A6 or Hazel Grove train station provide access to destinations beyond. The property within walking distance of Stepping Hill Hospital.

Council Tax Band: B

EPC Band: C

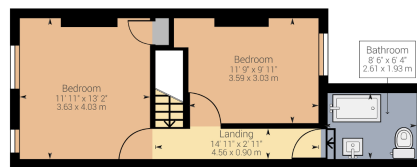
Deposit: £1000





Approximate net internal area: 402.63 ft<sup>2</sup> / 37.41 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 382.01 ft<sup>2</sup> / 35.49 m<sup>2</sup>  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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).