



**£140,000**

**Peter Street, Hazel Grove, Stockport, SK7 4GD**



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

0161 260 0444  
sales@warrensonline.co.uk  
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**\*NO CHAIN\*** A RETIREMENT APARTMENT for the OVER 60's in a convenient location in Hazel Grove which benefits from a ground floor position with doors opening onto a small patio which the current owners inform us enjoys the afternoon sun. T

This home comprises one double bedroom (with built in wardrobe), entrance hallway, good size living room with separate kitchen and a shower room.

This development is immaculately maintained and also benefits from communal living rooms, communal kitchen area and laundry room which gives a real community feel and company if one should wish.

Conveniently located for Sainsburys, Hazel grove train station and the A6 bus route.

EPC - C

Council Tax - B

Service Charge - 2323.30 per annum

Ground Rent - £425 per annum

Lease has balance of 125 years remaining from 2007

### Ground Floor

**Entrance Hallway** - 6' 9" x 7' 8" (2.09m x 2.37m) The home is accessed via the communal corridor into the entrance hall. A sizeable cupboard offers storage and houses the hot water system. Pull chord intercom system.

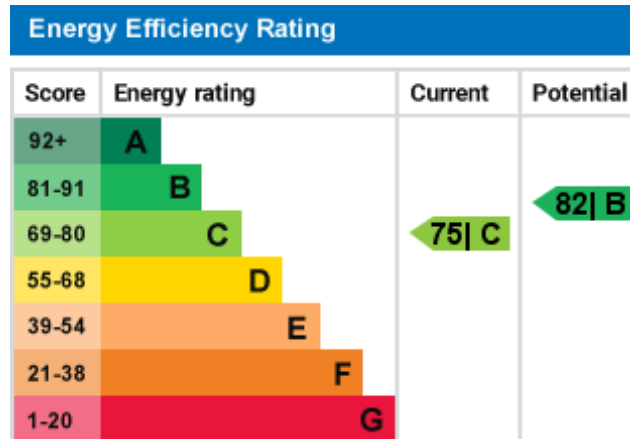
**Living Room** - 21' 11" x 10' 6" (6.7m x 3.21m) A double glazed door gives access out to a flagged patio and offers a really handy option for access to the car park so that yourself or visitors can get direct access rather than walking around the corridors. Electric fire with surround, mantle and hearth. Television and telephone points. Storage heater. Double doors lead through to the kitchen.

**Kitchen** - 4' 9" x 7' 7" (1.45m x 2.32m) Fitted with an integrated electric oven and hob with extractor hood over. Integrated fridge. Laminate work tops incorporate a stainless steel sink and drainer. Double glazed window. Part tiled walls. Vinyl flooring.

**Bedroom** - 13' 6" x 9' 2" (4.14m x 2.81m) Double glazed window. Storage heater. Fitted wardrobe.

**Shower Room / W.C.** - 6' 9" x 5' 6" (2.08m x 1.69m) Fitted with a double shower cubicle, low level wc and a wash basin. Heated towel radiator. Extractor fan. Tiled walls. Vinyl flooring.





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).