



Offers Over **£250,000**  
Hazelwood Road, Hazel Grove, Stockport, SK7 4LZ



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

0161 260 0444  
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Refurbished in 2023, this WELL PRESENTED THREE BEDROOM semi detached home has a re-plastered finish and is professionally decorated in neutral colour. The property features laminate floor to the kitchen and living room plus brand new carpets to the stairs, landing and bedrooms.

The contemporary white high gloss kitchen was fitted in 2023 and is open to a good size living room in a modern layout.

A stylish bathroom fitted in 2023 and tiled in grey also adds to the sense of smart contemporary accommodation.

The property features a garden to the rear with a good size outbuilding and off road parking to the front of the home. Hazel Grove train station is less than a mile away for those that commute and stepping hill hospital can be found around 1.2 miles (circa 20 minute walk according to google maps). In addition, the property is situated conveniently for the amenities of Hazel Grove including supermarkets (Asda, Aldi, Marks and Spencer and Sainsbury's).

Tenure: The property is leasehold with a 999 year lease from August 1956. The ground rent is £4.50 per year.

Council Tax: B

EPC Band: D

### Ground Floor

**Entrance Hall** - 8' 9" x 7' 5" (2.67m x 2.28m) Composite front door. Stairs to the first floor. Door to the living room. Radiator. Laminate floor. Window to the side.

**Living Room** - 10' 2" x 16' 7" (3.12m x 5.07m) A good sized living room. UPVC double glazed window to the front. UPVC French Doors to the rear. garden. Laminate floor which flows through to the open kitchen. Radiator. Meter Cupboard.

**Kitchen** - 8' 9" x 8' 0" (2.68m x 2.46m) Freshly fitted in 2023, the modern and sleek white high gloss kitchen features wall, base and drawer units. Work surfaces. Tiled splash-backs. Space for a washing machine. Built in electric oven. Built in ceramic hob. UPVC double glazed window to the side. Radiator. Laminate wood floor.

**Bedroom (rear)** - 10' 5" x 6' 10" (3.18m x 2.1m) UPVC double glazed window to the rear. Radiator.

### First Floor

**Landing** - 3' 5" x 6' 9" (1.06m x 2.06m) Access to the loft void. Doors to the three bedrooms and the bathroom/w.c.

**Bedroom (front)** - 10' 5" x 9' 4" (3.18m x 2.85m) UPVC double glazed window to the front. Radiator.

**Bedroom** - 8' 9" x 7' 7" (2.68m x 2.33m) UPVC double glazed window to the front. Radiator.

**Bathroom/W.C.** - 8' 7" x 7' 11" (2.64m x 2.43m) The bathroom was fitted in 2023. Part tiled walls. White three piece suite comprising a panelled bath (with a shower screen), a low level w.c. and a wash hand basin. UPVC double glazed window to the rear. Cupboard.

### Exterior

**Outside** - Wrought iron gates open to a paved driveway to the front. There is a gate to the side providing access to the rear garden and garage (there is no vehicular access to the garage). The rear garden is paved with planted areas.



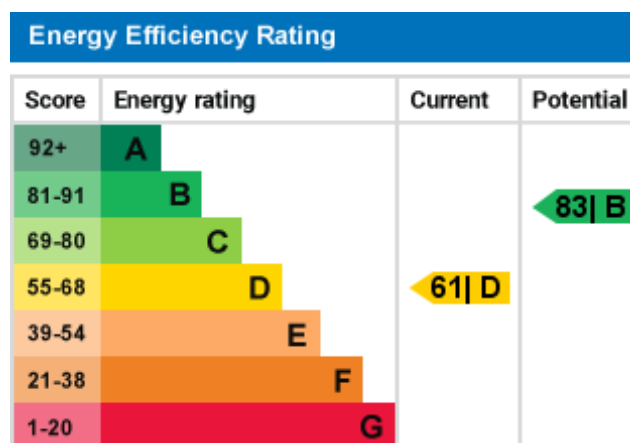
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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