



Offers Over **£300,000**  
Hurdsfield Road, Great Moor, Stockport, SK2 7ND



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Before you know the value of your home  
know the value of your estate agent.

Contact us to arrange a free valuation.

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

0161 260 0444  
sales@warrensonline.co.uk  
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Have you been searching for a THREE BEDROOM SEMI DETACHED HOME in Great Moor which is conveniently located for amenities, schools, transport links or Stepping Hill Hospital? Would you ideally like a home with an open kitchen/ diner across the rear? Need a driveway and garden? A cul-de-sac location?

Welcome to number 3 Hurdsfield Road; it ticks all of these boxes!

For the commuter, number 3 is less than a mile walk to Hazel Grove or Woodsmoor Train Stations. It is also less than half a mile to Stepping Hill Hospital for all of you beloved NHS staff. The shops (including Asda, Sainsbury's, Aldi and M & S Food), restaurants, pubs and cafes in Hazel Grove and Great Moor are nearby too.

So, come in. Step into the welcoming entrance hall decorated in a neutral colour. Stylish LVT flooring flows through into the kitchen area ahead.

To the left a glazed panel door opens to the living room at the front of the property. Ahead, from the hall, a door opens to the kitchen area which is open, in a contemporary fashion, to the dining area. The two are stylishly separated by a peninsular unit with under counter drawers, storage and a wine cooler. The dining area features glazed panel double doors which open to the lounge. This room also features a wood burning stove. Close this room off for a peaceful evening by the fire or open the doors when a friends and family get-together spills over!

Beyond the dining room is the UPVC double glazed conservatory which opens to the rear garden. Whether it's a summer room, entertaining space, a winter haven, or play room, the conservatory blurs the lines between cosy inside space and the garden beyond.

Back to the hallway and ascend the stairs to the landing. Off the landing you will find three fitted bedrooms and a shower room/w.c.

To the front of the property there is a block paved drive. Scope exists here to extend the drive into the garden area. The drive leads to a wide path to the side of the property which leads, via a gate, to the rear garden.

To the rear there is a paved patio area with steps to a tiered patio area which extends into the lawn garden.

We think you will want to view this home and we look forward to hearing from you.

EPC Band: C

Council Tax Band: C

Tenure: Leasehold: circa 898 years remaining. £4 per year.

## Ground Floor

**Entrance Hall** - 11' 4" x 5' 9" (3.46m x 1.76m) LVT flooring with a decorative border. Spindle balustrade staircase to the first floor. Radiator. Glazed panel door to the living room. Glazed panel door to the kitchen area (which is open to the dining area). Under-stair cupboard. Composite front door with window to the side. Meter cupboard.

**Living Room** - 11' 2" x 12' 4" (3.41m x 3.77m) UPVC double glazed bay window to the front elevation. Feature fire surround and hearth with a living flame style gas fire. Radiator. Glazed panel doors opening to the dining kitchen. Glazed panel door to the hall. Coving to the ceiling.

**Dining Kitchen** - 12' 0" x 18' 5" (3.67m x 5.62m) The dining kitchen extends across the rear of the property the dining area and the kitchen being stylishly divided by a peninsular unit.

### Kitchen

A good sized attractive kitchen with white high gloss doors. A range of wall, base and drawer units. Working surfaces. Sink unit set 'neath the UPVC double glazed window overlooking the rear garden. Tiled splash backs. Integrated dishwasher. Space for a washing machine. Integrated fridge and freezer. Built in electric oven. Built in gas hob with an extractor over. Integrated wine cooler. LVT flooring.

### Dining Area

Coving to the ceiling. Designer style radiator. Wood burning stove set into chimney with a rustic exposed brick arch surround. Glazed panel doors to the living room. UPVC double glazed double doors opening to the conservatory.



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**Conservatory** - 9' 8" x 8' 8" (2.96m x 2.65m) Laminate floor. Radiator. UPVC double glazed double doors opening to the rear garden.

## First Floor

**Landing** - 9' 2" x 7' 1" (2.81m x 2.17m) Spindle balustrade. Doors to the three fitted bedrooms and the shower room/w.c. Access to the loft with a pull down ladder. The loft is boarded. There is a light in the loft too.

**Bedroom** - 11' 2" x 12' 6" (3.42m x 3.82m) With fitted wardrobes incorporating drawer units and matching bedside cabinets. UPVC double glazed window to the front elevation. Radiator.

**Bedroom** - 12' 2" x 11' 2" (3.71m x 3.42m) UPVC double glazed window to the rear. Fitted wardrobes incorporating drawers.

**Bedroom** - 7' 4" x 5' 10" (2.24m x 1.78m) UPVC double glazed window to the front. Radiator.

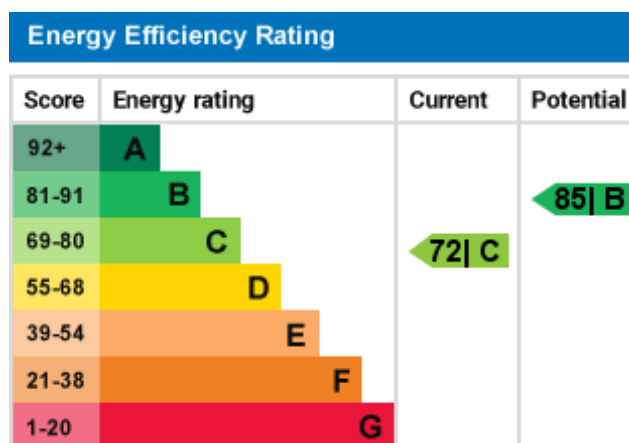
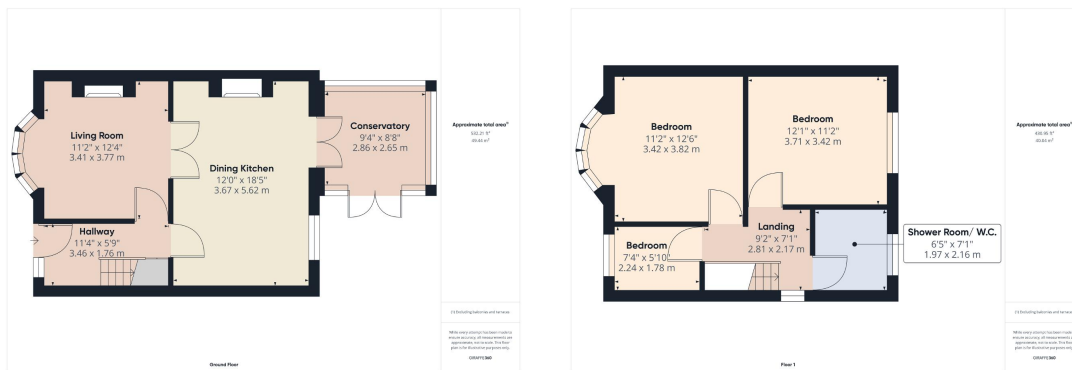
**Shower/W.C.** - 6' 5" x 7' 1" (1.97m x 2.16m) A stylish modern fully tiled three piece shower room comprising a shower cubicle, a wash hand basin in a vanity unit and a low level w.c. Designer style radiator. Designer style towel rail. UPVC double glazed window to the rear.

## Exterior

**Outside** - To the front of the property there is a block paved drive. Scope exists here to extend the drive into the garden area. The drive leads to a wide path to the side of the property which leads, via a gate, to the rear garden.

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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).