



£250,000
Clarendon Road, Hazel Grove, Stockport, SK7 4NS

Looking for a well presented TWO BEDROOM HOME with that all important off road parking facility? Welcome to number 72 Clarendon Road, a tastefully appointed extended semi detached home situated in a well regraded location.

Come in! Step up to the front door. Cross the threshold and into the entrance hall. A staircase leads ahead to the first floor.

First explore the ground floor. Step into the good sized living area which opens to a dining area to the rear also open to the stylish fitted kitchen. The kitchen sits in the extended area. The kitchen features an integrated fridge and freezer, microwave, oven, hob, dishwasher and washing machine!

Head back to the hall and head upstairs to the landing. Here you can access the the two bedrooms and the bathroom/w.c.

Outside to the front, there is a block paved drive with decorative contrasting block paved border. There is an elevated garden area with a gravel base interspersed in a Mediterranean style with plants which adds kerb appeal from the front.

To the rear, there is a lovely garden which enjoys a southerly aspect. A patio area extends to a gravel area incorporating an artificial lawn and further gravel area beyond.

To the side of the property an area has been designed to store the bins.

The property is about one mile from Hazel Grove Train Station and convenient for commuter links by road too. If you're the outdoorsy type, Torkington Park is within a mile. The property is convenient for the amenities of Hazel Grove with shops, schools, bars, restaurants and supermarkets.

Want to view? Get in touch, we will be happy to arrange.

Council Tax band B

EPC Band:

Tenure: Leasehold: Circa 959 years remaining: £2.25 per year twice a year.

Ground Floor

Entrance Vestibule - 3' 4" x 2' 7" (1.04m x 0.8m) Stairs to the first floor. Opening to the lounge.

Living Room/ Dining Area - 23' 3" x 11' 1" (7.11m x 3.4m) Herringbone effect laminate floor. Two radiators. Fire surround with an inset gas fire. Coving.

Open to the kitchen and dining area. Door opening to the rear garden.

Fitted kitchen - 9' 3" x 7' 8" (2.82m x 2.37m) Herringbone effect laminate flooring flowing from the living/ dining area.

The kitchen is fitted with a stylish range of wall, base and drawer units. Wine rack. Integrated dishwasher. Built in electric oven. Fitted ceramic hob with an extractor over. Built in eye level microwave. Integrated washing machine. Integrated fridge freezer. Work surfaces. Circular sink unit with mixer tap. Circular stainless steel drainer. Work surfaces. UPVC double glazed window to the rear.

First Floor

Landing - 5' 6" x 2' 10" (1.68m x 0.88m) UPVC double glazed window to the side elevation. Loft hatch. Doors to the two bedrooms and the bathroom/w.c.

Bedroom - 10' 7" x 11' 7" (3.23m x 3.54m) UPVC double glazed window to the front. Radiator. Built in wardrobe with double doors.

Bedroom - 10' 8" x 8' 7" (3.26m x 2.64m) A fitted bedroom with fitted robes, a fitted desk/ dressing table (with drawers) and shelving/ open storage unit.

UPVC double glazed window to the rear. Radiator.

Bathroom/W.C. - 7' 7" x 5' 5" (2.33m x 1.66m) Fitted with a three piece suite comprising a paneled bath (with an electric shower over), wash hand basin (housed in a vanity unit) and a low level w.c.

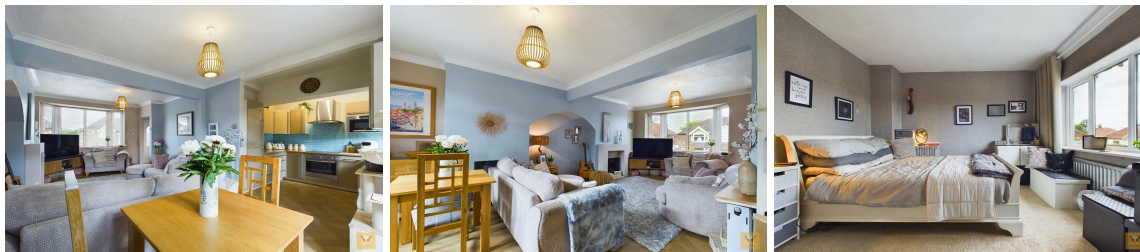
UPVC double glazed window to the rear. Radiator. part tiled walls.

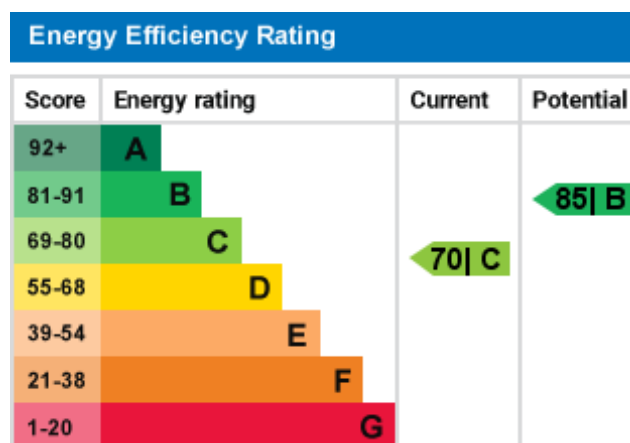
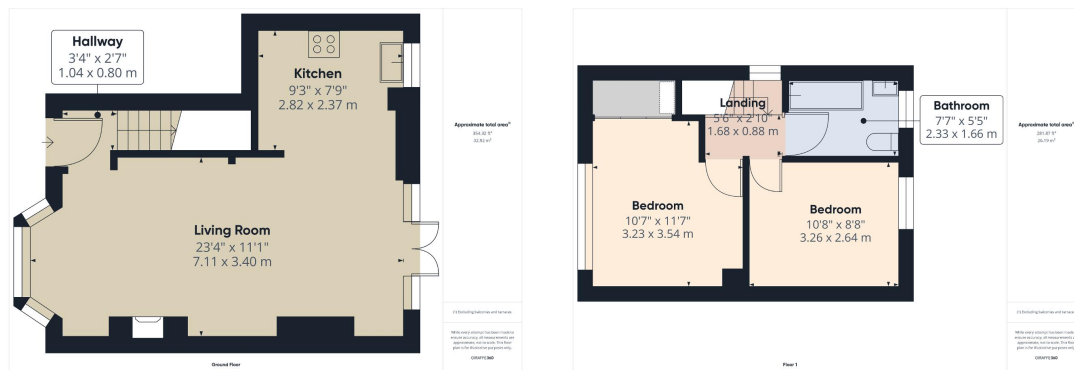
Exterior

Outside - Outside to the front, there is a block paved drive with decorative contrasting block paved border. There is an elevated garden area with a gravel base interspersed in a Mediterranean style with plants which adds kerb appeal from the front.

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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.