

Offers Over **£325,000**  
Sandown Road, Hazel Grove, Stockport, SK7 6NX



With fresh white decor, a new kitchen, new grey carpets and new interior doors, this THREE BEDROOM DETACHED HOME situated on a well regarded development, offers a blend of convenience, functionality and space. Presented with a crisp, contemporary feel number 101 is ready to be home. There is no onward chain here either!

The property is located approximately a mile from Hazel Grove Train Station and the amenities (supermarkets, independent shops, pubs and restaurants). Torkington Primary School is convenient too.

If you're the outdoorsy type, Torkington Park is less than a mile away, whilst Lyme Park is about five miles away. There is access for walkers from Middlewood Way over to Lyme Park. Excite your senses (and maybe those of your four legged friend) here with walks in the green, open space afforded by this National Trust Park.

Come in! Head into the hallway. Peek into the downstairs w.c.

Stairs head to the first floor whilst there are two other doors; one to the living area and another to the kitchen. Let's head first into the kitchen to the front. The kitchen is newly fitted with a sleek, contemporary suite of cabinetry and includes a brand new oven, hob (with extractor over) and an integrated dishwasher. From the kitchen you can access a dining area to the front.

The dining area flows to a living space with patio doors opening to the rear garden. With natural light flooding in from the front and rear along with the light, fresh decor, there is a lovely feeling of space here.

You can enter the hallway from here and then head upstairs to the first floor landing where you will find three bedrooms and a bathroom/w.c. Alongside the two double bedrooms is a well proportioned third bedroom.

Outside, to the front of the home is a driveway extending to the side of the property and leads to the rear garden.

There is a patio area to the rear which opens to the lawn garden.

If you are interested in viewing, please get in touch. We will be happy to arrange a viewing.

Council Tax: Band D

Tenure: Freehold

EPC: D

## Ground Floor

**Entrance Hallway** - 13' 0" x 6' 0" (3.98m x 1.84m) The home is accessed via a double glazed door on the side elevation. Double glazed window to the side. Storage cupboard. Radiator. Stairs to first floor.

**Downstairs w.c.** - 2' 11" x 6' 1" (0.89m x 1.86m) Low level w.c. Wash hand basin and w.c. Window to the side.

**Through Lounge / Diner** - 26' 0" x 9' 6" (7.93m x 2.92m) (at narrowest point)

A "sunshine room" with a double glazed window to the front and double glazed double doors to the rear. Radiator.

**Kitchen** - 9' 4" x 8' 2" (2.86m x 2.49m) A newly fitted grey kitchen with a range of wall, drawer and base units. Roll top work tops incorporate a stainless steel sink and drainer with mixer tap. Integrated electric cooker with electric hob and extractor hood over. Laminate wet wall. Space for a fridge freezer and washing machine. Double glazed window to the front.

## First Floor

**First Floor Landing** - 11' 5" x 6' 0" (3.5m x 1.85m) Doors to the three bedrooms and the bathroom/w.c. Access to the loft. UPVC double glazed window to the side.

**Bedroom (front)** - 12' 0" x 9' 7" (3.68m x 2.94m) UPVC double glazed window to the front. Radiator.

**Bedroom (rear)** - 13' 7" x 10' 5" (4.15m x 3.19m) UPVC double glazed window to the rear. Radiator.

**Bedroom (front)** - 8' 4" x 8' 4" (2.56m x 2.55m) UPVC double glazed window to the front. Radiator.



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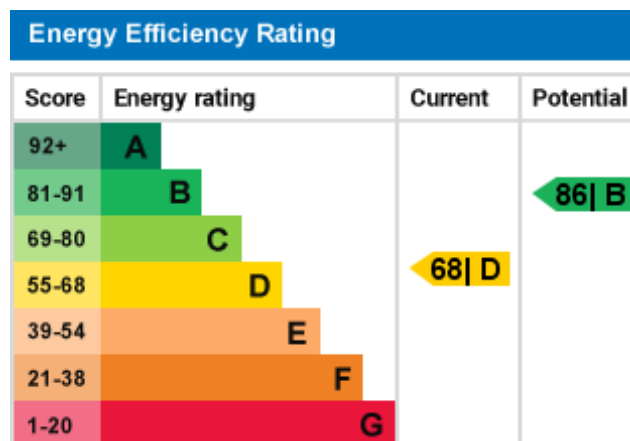
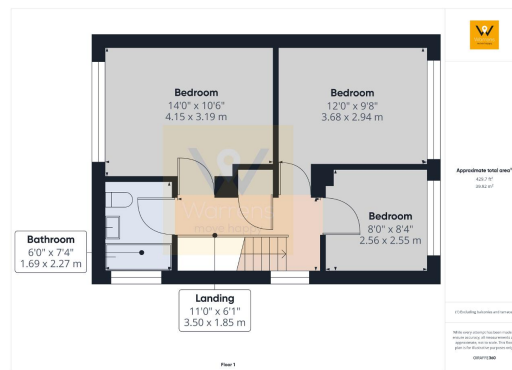
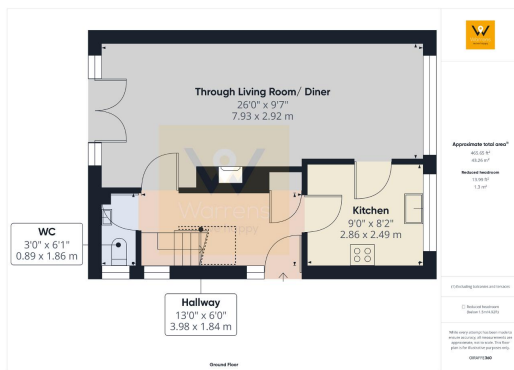
**Bathroom/W.C. - 5' 6" x 7' 5" (1.69m x 2.27m)** Fully clad in wet wall shower panelling, the bathroom comprises a three piece suite with a panelled bath, a low level w.c. and a wash hand basin. UPVC double glazed window to the side. Radiator.

## Exterior

**Outside** - Outside, to the front of the home is a driveway extending to the side of the property and leads to the rear garden.

To the rear, a patio area extends to the lawn garden.





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).