



£280,000

Queens Road, Hazel Grove, Stockport, SK7 4HX



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Introducing number 21, a period three bedroom semi-detached home situated conveniently off the A6, central to the amenities of Hazel Grove village. Amenities? Shops, restaurants, pubs, coffee shops and supermarkets aplenty. There are a number of schools in the locality too. Hazel Grove Train Station is just over a quarter of a mile away too.

Step in to a good size lounge. Stairs lead to the first floor. Before going upstairs, explore the dining room (with patio doors opening to the rear garden) and the kitchen beyond.

Now to upstairs where you will find the landing, three bedrooms (two doubles and a decent size single bedroom) and the bathroom/w.c. The loft can be access from the landing via a pull down ladder.

The property has an outbuilding/ small garage (presently with restricted access) and a drive/ access to the rear garden from Victoria Avenue. Of course, the garage could be removed to enhance the size of the garden.

Don't miss out on the opportunity to view this home. Come along and meet the owners' giraffe! We look forward to hearing from you.

## Ground Floor

**Living Room - 11' 10" x 14' 3" (3.62m x 4.35m)** The home is accessed via a timber front door into the living room. Double glazed bay window to the front aspect, Feature cast iron ornamental fireplace. Two radiators. Laminate flooring. Ceiling coving and dado rail. Stairs to first floor.

**Dining Room - 12' 5" x 11' 0" (3.81m x 3.37m)** Double glazed patio doors lead out to the rear garden. Double glazed window to the side aspect. Feature cast iron ornamental fireplace. Ceiling coving, rose and dado rail. Laminate flooring. Radiator.

**Kitchen - 13' 8" x 8' 0" (4.17m x 2.44m)** Fitted with a range of wall, drawer and base units. Roll top work surfaces incorporate a sink and drainer with mixer tap. Integrated double electric oven and gas hob with extractor hood over. Spaces for an 'American style' fridge freezer, drier, washing machine and dishwasher. Wall mounted 'combi' boiler. Double glazed window to the side aspect. Timber glass panelled door leads out to the rear garden.

## First Floor

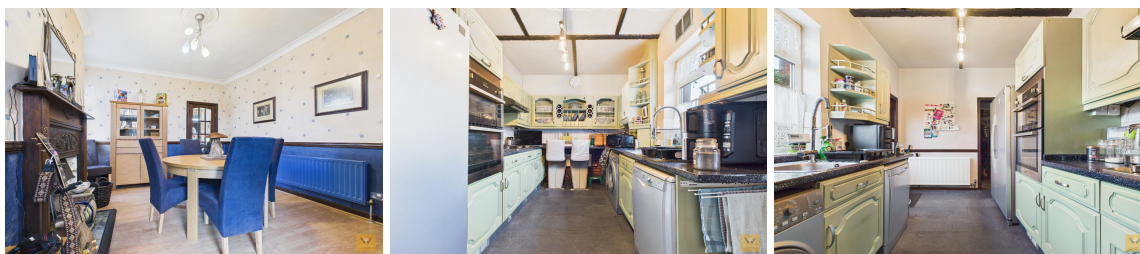
**Split Landing - 9' 11" x 5' 3" (3.03m x 1.62m)** (plus 2.41m x 0.74m)  
Loft access point. Radiator.

**Bedroom One - 12' 2" x 14' 3" (3.72m x 4.36m)** Two double glazed windows to the front elevation. Ceiling coving. Radiator.

**Bedroom Two - 12' 7" x 8' 11" (3.84m x 2.73m)** Double glazed window to the rear elevation. Laminate flooring. Radiator.

**Bedroom Three - 6' 11" x 7' 11" (2.13m x 2.43m)** Double glazed window to the rear elevation. Radiator. Laminate flooring.

**Bathroom / W.C. - 8' 11" x 5' 1" (2.72m x 1.56m)** Fitted with a four piece suite comprising wood panelled bath, bidet, low level wc and a wash basin. Chrome heated towel rail. Double glazed window to the side elevation.





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).