



**£1,050 per month**  
Gordon Avenue, Hazel Grove, Stockport, SK7 4EE



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Trying to find a two bedroom home to let in Hazel Grove? Check out number 8, a refreshed garden fronted terrace home situated in a cul-de-sac convenient for all that the village has to offer; shops, supermarkets, cafes, pubs and restaurants. Schools too. Stepping Hill Hospital is only half a mile away. Do you commute? If so, this property is close to the transport links offered by the A6 and is less than half a mile walk to Hazel Grove Train Station.

Sorry no pets allowed for this let.

This home has been re-decorated throughout, boasts new floor coverings and a brand downstairs new shower room/w.c.

To the downstairs, the accommodation comprises a living room, good sized dining kitchen and a downstairs shower room/w.c. As the shower room is on the ground floor, upstairs you will find TWO DOUBLE BEDROOMS.

Outside, there is a small garden to the front. To the rear there is a flagged courtyard garden.

Come take a look.

Deposit: £1050

Council Tax: Band B

EPC: Band C

### Ground Floor

**Living Room** - 11' 9" x 11' 10" (3.59m x 3.61m) Double glazed window to the front aspect. Wall lights. Dado rail. Radiator.

**Kitchen Diner** - 11' 10" x 11' 11" (3.61m x 3.64m) Fitted with a range of wall, drawer and base units. Roll top work surfaces incorporate a stainless steel sink and drainer. Brand new 'combi' boiler. Space for a washing machine and fridge freezer. Radiator. Double glazed window to the rear aspect.

**Rear Porch** - 6' 0" x 4' 5" (1.83m x 1.36m) Double glazed door leads out to the rear garden. Radiator.

**Downstairs Shower Room / W.C.** - 4' 5" x 6' 3" (1.37m x 1.92m) Fitted with a brand new shower cubicle, low level wc, wash basin. Chrome heated towel rail.

### First Floor

**First Floor Landing** - 2' 8" x 2' 8" (0.83m x 0.83m)

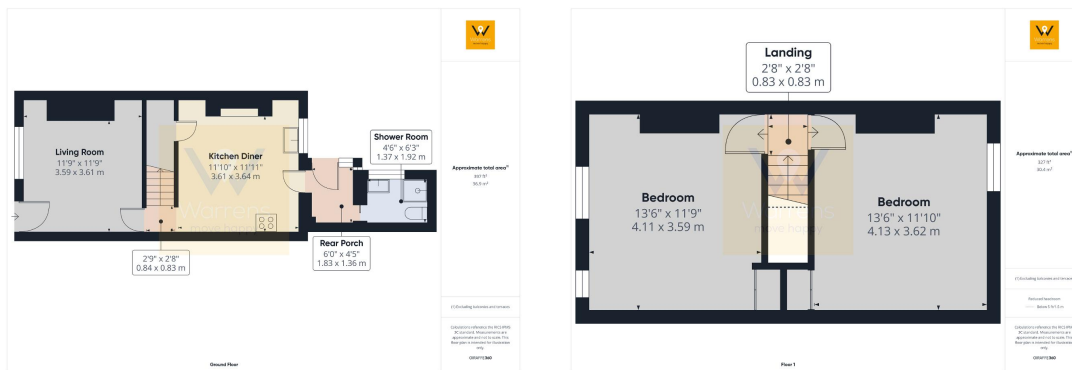
**Bedroom** - 13' 6" x 11' 10" (4.13m x 3.62m) Double glazed window to the rear elevation. Radiator.

**Bedroom** - 13' 5" x 11' 9" (4.11m x 3.59m) Double glazed window to the front elevation. Radiator.

### Exterior

**External** - To the front of the home is a small front garden with timber pedestrian gate. To the rear is a paved courtyard garden.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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).