



**£285,000**

**Penrhyn Crescent, Hazel Grove, Stockport, SK7 5NF**



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We think you might be just a little excited to have found this well presented THREE BEDROOM HOME where the words 'location, location, location' come to mind. The development is popular for its proximity to local shops and schools (Moorifeld Primary school is located on the development). Hazel Grove train station is less than a mile walk. This home benefits from a detached garage to the rear.

So come in. Step in to the entrance porch where you can off load shoes and coats. A door opens into the living room where stairs ascend to the first floor accommodation. Let's check out the ground floor first though. The living room is fashioned in a contemporary style with LVT flooring to complement the finish. The living room opens into the kitchen diner with space flowing from the area to sit and enjoy what has been lovingly prepared in the sleek, white high gloss kitchen. When the weather is onside, open the patio doors and enjoy Al Fresco dining.

Head back to the living room and up the stairs to the landing where you will find three well proportioned bedrooms. The owners currently have a double bed in the third bedroom to give you an indication of the usefulness of this room. Last, but not least is the family bathroom/w.c.

Outside, there is a garden to the front. We note that some neighbouring properties have created driveways to the front and this could be an option subject to the necessary approval and work. To the rear, there is a garden which has been landscaped for style and ease of maintenance. There is a detached garage to the rear too. Bonus!

So, has number 8 got you thinking? Would you like to view? We look forward to hearing from you.

## Ground Floor

**Entrance Porch - 6' 0" x 4' 5" (1.85m x 1.36m)** As you can see, the porch is a good space to keep coats and shoes! UPVC front door opens into the porch. UPVC double glazed windows. Cupboards house the meters. Door opening into the living room

**Living Room - 14' 8" x 13' 1" (4.48m x 3.99m)** Large UPVC double glazed window to the front. LVT flooring flows from the living room into the kitchen. Stairs to the first floor.

**Kitchen Diner - 14' 7" x 9' 11" (4.46m x 3.03m)** Fitted with a range of wall, base and drawer units. Wine rack. Space for a five ring Range style cooker. Work surfaces. Single drainer sink unit. Space for a dishwasher. Space for washing machine. Space for a tall fridge freezer. Combi boiler. UPVC double glazed window to the rear. Space for a dining table. UPVC patio doors opening to the rear garden.

## First Floor

**Bedroom - 8' 1" x 14' 2" (2.48m x 4.33m)** UPVC double glazed window to the front. Radiator.

**Bedroom (rear) - 8' 3" x 9' 1" (2.53m x 2.79m)** UPVC double glazed window to the rear. Radiator.

**Bedroom - 5' 11" x 9' 11" (1.81m x 3.04m)** As you can, the owners currently have a double bed in this bedroom! UPVC double glazed window to the front. Radiator.

**Bathroom/W.C. - 5' 10" x 5' 5" (1.79m x 1.66m)** Fitted with a white three piece suite comprising a panelled bath (with a shower over), low level w.c. and a wash hand basin. UPVC double glazed window to the rear. Radiator.

## Exterior

**Outside -** Outside, there is a garden to the front. We note that some neighbouring properties have created driveways to the front and this could be an option subject to the necessary approval and work. To the rear, there is a garden which has been landscaped for style and ease of maintenance. There is a detached garage to the rear too. Bonus!





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 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).