



8, Brookland Road, Hazel Grove,
Stockport SK7 6LF

Much-improved and extended five bed c1930's semi-detached
in sought-after location; close to Norbury Hall Primary School

Guide Price: £

WOODHALL
— PROPERTIES —

FEATURES:

Much improved and extended five bed c1930's semi-detached in sought-after location; close to Norbury Hall Primary School, village centre and railway station. Benefits from gas fired central heating, double glazing, cavity wall insulation and alarm. Charm and character abound within an impeccable interior briefly comprising: porch, hall, cloakroom/wc, two separate reception rooms, conservatory, breakfast kitchen with integrated appliances, five bedrooms (four fitted) and contemporary bathroom/wc with shower. Integral garage with stone paved driveway/hardstanding. Delightful, well enclosed c70' rear garden enjoying a south westerly aspect.

LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Bramhall, Cheadle Hulme, Marple, Romiley, Disley, Poynton, Stockport, Macclesfield, Wilmslow and Manchester Centres, MediaCity UK, International Airport and access points to the national motorway network are all within comfortable commuting distance.

DIRECTIONS:

From our Hazel Grove office turn right onto the A.6 London Road, then right just after the second set of pedestrian lights into Chester Road. Bear left and continue over the hump-backed bridge and under the next bridge before turning left into Shepley Drive. Turn second right into Brooklands Road. No. 8 is on the right-hand side.

GROUND FLOOR

ENTRANCE PORCH

6'7 x 2'3 (2.00m x 0.69m) max. Glazed double doors, courtesy light, meter cupboard.

ENTRANCE HALL

13'1 x 6'5 (3.98m x 1.95m) max. Attractive original period front door with stained and leaded window lights, cornice, wall plate rack, radiator, staircase to the first floor, stripped pine panelled doors to all rooms, understairs cloaks cupboard.

CLOAKROOM/WC

4'5 x 2'7 (1.35m x 0.79m) max. Low level wc, wash hand basin, extractor fan, part tiled walls.

DINING ROOM (Front)

14'2 x 10'10 (4.31m x 3.29m) max. Into bay with double glazed windows, contemporary 'Regency' styled fire surround with inset living flame coal effect gas fire, marble back and hearth, cornice, picture rail, radiator.

SITTING ROOM (Rear)

14'6 x 10'11 (4.42m x 3.32m) max. Contemporary 'Regency' styled fire surround with inset living flame coal effect gas fire, marble back and hearth, single glazed patio door and windows to the conservatory, cornice, picture rail, wall light points, two boxed radiators.

CONSERVATORY (Rear)

10'9 x 10'8 (3.27m x 3.24m) max. Double glazed windows and door to the rear garden, tiled floor, ceiling pendant fanlight, two radiator, underfloor heating.

BREAKFAST KITCHEN (Rear)

12'5 x 10'7 (3.78m x 3.22m) max. Range of fitted base and wall cabinets incorporating 1½ bowl stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integral cooker of electric double oven/grill and five ring gas hob with extractor hood over, integrated fridge, freezer and dishwasher, double glazed window overlooking the rear garden, ceiling downlighters, tiled floor, cornice, door to the rear porch and garden, plumbed for automatic washing machine.

FIRST FLOOR

LANDING

Staircase balustrade, double glazed and leaded window, cornice, access to the loft space, (with fold-down ladder and part boarded, housing gas central heating boiler).

BEDROOM 1 (Front)

14'6 x 10'10 (4.42m x 3.29m) max. Into bay with double glazed windows and box seating, fitted wardrobes with drawers and cupboards, radiator, cornice, picture rail.

BEDROOM 2 (Rear)

12' x 10'11 (3.65m x 3.32m) max. Double glazed window, radiator, fitted wardrobes with drawers and cupboards, cornice, picture rail.

BEDROOM 3 (Rear)

8'10 x 7'5 (2.69m x 2.25m) max. Fitted wardrobe with overhead cupboards and dresser, double glazed window, radiator, cornice, picture rail.

BEDROOM 4 (Front)

8'6 x 7'5 (2.59m x 2.25m) max. Fitted wardrobe with overhead cupboards and dresser, double glazed window, radiator, cornice, picture rail.

BEDROOM 5 (Front)

7'7 x 6'6 (2.31m x 1.98m) max. Double glazed window, radiator, cornice, double glazed window.

BATHROOM (Rear)

8'8 x 6'5 (2.64m x 1.95m) max. Contemporary white and chrome suite of panelled bath with built-in chrome shower and hand-held rinser, pedestal wash hand basin, low level wc, tiled floor, part tiled walls, radiator, double glazed window, ceiling downlighters, inset 'niche' medicine cabinet, cornice.

OUTSIDE

GARAGE

18'4 x 7'10 (5.59m x 2.39m) max. Integral garage with up and over door, power and light, gas meter, door to the rear garden.

GARDENS

Delightful c65' rear garden enjoying a south-westerly aspect, lawned with borders, evergreens, ornamental pond, stone flagged patio and path, greenhouse, timber shed, cold water tap, well enclosed by timber and concrete post boundary fencing. Access to the rear of the garage under porch with ceiling downlighters. Indian stone paved driveway to the front with small lawn and borders.

TENURE:

We have been advised that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised by the present owner that the Council Tax Band is D. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating is Band D. Further information is available on request and online.

OPENING HOURS:

Mon - Thurs 9.00am - 5.30pm, Fri 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12 - 4.00pm

