



41, Offerton Road, Hazel Grove,
Stockport SK7 4NL

Four bed c1960's link-detached enjoying good size corner plot set back from the road and overlooking a small, leafy green. No onward chain.

Guide Price: £

WOODHALL
— PROPERTIES —

SUMMARY:

Four bed c1960's link-detached enjoying good size corner plot set back from the road and overlooking a small, leafy green. Convenient for local amenities including Torkington Primary School, Torkington Park, Stockport Golf Club, village centre, railway station and SEMMMs link road. Improved in last 24 months with GFCH, renewed double glazing, CWI, alarm, renewed roof covering and renewed boundary fencing. LVT flooring to ground floor, wool carpets to first floor and neutral decorations throughout. A contemporary interior briefly comprises porch, hall, cloakroom/wc, sitting room, dining room, kitchen, four bedrooms (three double) and bathroom/wc. Hard landscaped gardens to three sides include, to the rear, a 'wildlife' pond and raised Koi Carp pond. Secure parking for several vehicles front and rear. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR

ENTRANCE PORCH

1.09m x 0.86m (3'7" x 2'10") max. Double glazed front door, tiled floor.

ENTRANCE HALL

2.03m x 1.88m (6'8" x 6'2") max. Boxed radiator, CH programmer and thermostat, wall light point, understairs cloaks cupboard.

CLOAKROOM/WC

1.68m x 1.12m (5'6" x 3'8") max. Low level wc, wash hand basin, double glazed window.

SITTING ROOM (FRONT)

5.49m x 4.75m (18'0" x 15'7") max. Double glazed bow window and two double glazed windows with integral blinds, wall light point, two radiators, staircase to first floor, glazed door to dining room.

DINING ROOM (REAR)

3.76m x 2.72m (12'4" x 8'11") max. Radiator, wide archway to garden room.

GARDEN ROOM (REAR)

2.62m x 2.29m (8'7" x 7'6") max. Double glazed windows and double doors to rear garden, wall light point.

KITCHEN (REAR)

4.72m x 2.64m (15'6" x 8'8") max. Into bay with double glazed windows, range of base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integral cooker of electric oven/grill and gas hob with extractor hood over, radiator, double glazed rear door to rear porch and garage.

REAR PORCH

Double glazed door to rear garden, internal door to rear of garage.

FIRST FLOOR

LANDING

Access to loft space, HWC/airing cupboard, storage cupboard.

BEDROOM 1 (FRONT)

4.57m x 3.58m (15'0" x 11'9") max. Into wardrobe, wall light points, radiator, double glazed window.

BEDROOM 2 (REAR)

4.42m x 3.86m (14'6" x 12'8") max. Into built-in wardrobes, double glazed window, radiator.

BEDROOM 3 (FRONT)

4.44m x 3.28m (14'7" x 10'9") max. Into built-in wardrobes double glazed window, radiator.

BEDROOM 4 (FRONT)

2.84m x 2.13m (9'4" x 7'0") max. Double glazed window, radiator, built-in shelving.

BATHROOM (REAR)

2.84m x 1.52m (9'4" x 5'0") max. Enamelled bath with electric shower over, vanity unit wash hand basin with cupboard below, low level wc, tiled walls, double glazed window, radiator, electric shaver point.

OUTSIDE

GARAGE

8.79m x 2.57m (28'10" x 8'5") max. Double length tandem garage with metal up and over door, power and light. Plumbed for automatic washing machine, cold water tap, gas CH boiler, gas and electricity meters, double glazed window. Internal door to house.

GARDENS

Good size corner plot with hard landscaped gardens to three sides. Well enclosed rear with flagged patio and paths, raised 'wildlife' pond and large Koi Carp pond, new timber and concrete post boundary fencing. Wrought iron gate to side front. Timber double gate to rear. Wide frontage with triple width flagged driveway/hardstanding with 'pull-up' security posts. Ornamental planted beds.

TENURE:

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

ENERGY PERFORMANCE CERTIFICATE:

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

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

