



15, Rochester Grove, Hazel Grove,
Stockport SK7 4JD

Beautifully appointed four bed, two bath modern c1980's detached with rear garden enjoying a south-westerly aspect. Quiet cul-de-sac location.

Guide Price: £



SUMMARY:

Beautifully appointed four bed, two bath modern c1980's detached with rear garden enjoying a south-westerly aspect. Quiet cul-de-sac location, close to the village centre with all amenities to hand including railway station, Torkington Park and Hazel Grove Bowling & Tennis Club. Good road and rail links. GFCH, double glazing and alarm. Briefly comprises porch, sitting room, inner hall and cloakroom/wc, interconnecting living room and c16' dining conservatory, breakfast kitchen with integrated cooker, four double bedrooms (two fitted, master with en-suite shower room/wc) and family bathroom/wc with shower. Integral garage and double-width 'cobbled' driveway/hardstanding. Well enclosed rear garden of lawn and patios. **Immediate vacant possession available with no onward chain.**

GROUND FLOOR

PORCH

1.12m x 1.07m (3'8" x 3'6") max. Glazed window and door, ceiling downlighters, double glazed and leaded inner door.

SITTING ROOM (FRONT)

5.18m x 3.91m (17'0" x 12'10") max. Double glazed bow window, radiator, ceiling downlighters, contemporary hole-in-the-wall living flame gas fire, limestone tiled floor, dimmer light switch.

INNER HALL

3m x 1.32m (9'10" x 4'4") max. Radiator, ceiling downlighters, limestone tiled floor, staircase to first floor, understairs cloaks cupboard, internal door to garage.

CLOAKROOM/WC

1.7m x 1.07m (5'7" x 3'6") max. Low level wc, wash hand basin, double glazed window, radiator, ceiling downlighters, limestone tiled floor.

LIVING ROOM (REAR)

3.56m x 3.45m (11'8" x 11'4") max. Wood laminate flooring, radiator, ceiling downlighters, double glazed double doors to conservatory.

DINING CONSERVATORY (REAR)

4.67m x 3.81m (15'4" x 12'6") max. Double glazed windows and double doors to rear garden, wood laminate flooring, air conditioning unit.

BREAKFAST KITCHEN (REAR)

3.45m x 3.07m (11'4" x 10'1") max. Fitted base and wall cabinets incorporating twin bowl stainless steel sink unit with mixer tap, woodblock work surfaces, integral cooker of electric oven/grill and induction hob with extractor hood over, plumbed for automatic dishwasher, ceiling downlighters, radiator, tiled floor, double glazed window and double glazed composite door to rear garden.

FIRST FLOOR

LANDING

Double glazed window, contemporary staircase balustrade, airing cupboard with radiator, access to loft space (with fold-down ladder, part boarded and electric light).

BEDROOM 1 (FRONT) 3.96m x 3.48m (13'0" x 11'5") max. Fitted and built-in wardrobes, double glazed window, radiator, door to en-suite, bedside wall light points.

EN-SUITE

2.69m x 1.57m (8'10" x 5'2") max. Contemporary white and chrome suite of walk-in shower, wash hand basin, low level wc, tiled floor, part tiled walls, double glazed window, ceiling downlighters, extractor fan, towel warmer/radiator, electric shaver point.

BEDROOM 2 (REAR)

3.53m x 3.45m (11'7" x 11'4") max. Fitted wardrobes, dresser, overhead cupboards and bedhead with bedside cabinets, double glazed window, radiator.

BEDROOM 3 (REAR)

3.45m x 3.05m (11'4" x 10'0") max. Double glazed window, radiator, cornice.

BEDROOM 4 (FRONT)

4.14m x 2.64m (13'7" x 8'8") max. Double glazed window, radiator, cornice.

BATHROOM

2.26m x 1.78m (7'5" x 5'10") max. White and chrome suite of shaped panelled bath with built-in chrome shower over, wash hand basin, low level wc, double glazed window, ceiling downlighters, extractor fan, tiled floor, part tiled walls, chrome towel warmer/radiator, electric shaver point.

OUTSIDE

GARAGE

5.28m x 2.64m (17'4" x 8'8") max. Integral garage with metal up and over door, power and light. Plumbed for automatic washing machine. Wall mounted gas CH boiler. Cupboards and work surfaces. Electricity consumer unit.

GARDENS

Well enclosed south facing rear garden with small lawn, two stone patios, evergreens, timber shed, cold water tap, nightlighting, hedgerows and timber boundary fencing, side gate to front. Cobbled double-width driveway/hardstanding with planted borders to front.

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 E. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is (tba). 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

