



98, Torkington Road, Hazel Grove,
Stockport SK7 6NR

Individual four bed c1970's detached occupying good size plot with south facing rear garden in sought-after location close to Torkington Primary School, Torkington Park and SEMMMS link road.

Asking Price: £

WOODHALL
— PROPERTIES —

SUMMARY:

Individual four bed c1970's detached occupying a good size plot in this sought-after location close to Torkington Primary School, Torkington Park and the SEMMMS link road. Short walk or drive to Hazel Grove centre and its railway station. Affords huge potential to extend, remodel and improve to one's own taste and needs over time. GFCH, double glazing, alarm. Briefly comprises: porch, hall, cloakroom/wc, interconnecting sitting room, garden room and dining room, breakfast kitchen with split-level cooker, four good bedrooms (two robed) and bathroom/wc with shower. Double-width garage. South facing rear garden. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR:

ENTRANCE PORCH:

10' 7" x 4' 5" (3.23m x 1.35m) max. Double glazed windows and door, courtesy light, hardwood front door.

ENTRANCE HALL:

12' x 7' 2" (3.66m x 2.18m) max. Staircase to first floor, understairs cloaks cupboard, radiator, CH thermostat, internal door to garage.

CLOAKROOM/WC

7' 10" x 2' 4" (2.39m x 0.71m) max. Low level wc, wash hand basin, small single glazed window.

SITTING ROOM (REAR)

18' 11" x 12' 5" (5.77m x 3.78m) max. Two double glazed picture windows overlooking rear garden, two radiators, wall light points, glazed panelled internal doors to garden room, dining room and hallway.

DINING ROOM:

12' 5" x 10' 4" (3.78m x 3.15m) max. Double glazed picture window overlooking rear garden, radiator, glazed panelled internal doors to kitchen and sitting room, wall light points.

GARDEN ROOM (REAR)

16' 2" x 10' 1" (4.93m x 3.07m) max. Double glazed windows and sliding patio door to rear garden, two radiators, wood laminate flooring.

BREAKFAST KITCHEN (FRONT)

11' 2" x 10' (3.4m x 3.05m) max. Fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit, work surfaces with tiled wall backs, breakfast bar, integral split-level cooker of electric double oven/grill and hob with extractor hood over, plumbed for automatic dishwasher, ceiling downlighters, cornice, double glazed window, cupboard housing gas CH boiler, radiator.

FIRST FLOOR:

LANDING

Staircase balustrade, double glazed window.

BEDROOM 1 (REAR)

18' x 12' 6" (5.49m x 3.81m) max. Into fitted wardrobes with dresser, double glazed window, shower cubicle with electric shower, vanity unit wash hand basin with cupboard below, radiator.

BEDROOM 2 (REAR)

14' 1" x 12' 5" (4.29m x 3.78m) max. Into fitted wardrobes, double glazed window, vanity unit wash hand basin with cupboard below, dresser/desk, radiator.

BEDROOM 3 (FRONT)

11' 4" x 8' 11" (3.45m x 2.72m) max. Double glazed window, radiator.

BEDROOM 4 (FRONT)

8' x 8' (2.44m x 2.44m) max. Double glazed window, radiator, access to loft space.

BATHROOM (FRONT)

11' 3" x 6' 1" (3.43m x 1.85m) max. Panelled bath with electric shower over, pedestal wash hand basin, low level wc, radiator, tiled walls, electric shower point, double glazed window, HWC/airing cupboard.

OUTSIDE

GARAGE

21' 6" x 18' (6.55m x 5.49m) max. Attached double-width brick garage with two metal up-and-over doors, power, light, hot and cold water. Utility area with Belfast sink and plumbed for automatic washing machine, double glazed window and side door to outside rear, gas and electricity meters.

GARDENS

Well enclosed south facing rear garden with lawn, crazy paved patio and paths, planted borders, vegetable/fruit patch, timber shed, greenhouse with vine, trelliswork, boundaries of hedgerows and fencing. Wrought iron gates to both sides. Front garden lawned with planted border, evergreens, tarmaced driveway/hardstanding.

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 F. All enquires to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property 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

