



2, Lyme Road, Hazel Grove,  
Stockport SK7 6JX

Beautifully appointed and extended three bed c1930's semi-detached in sought-after location off Macclesfield Road; close to Norbury Hall Primary School.

Asking Price: £395,000



## SUMMARY:

Beautifully appointed and extended c1930's three bed semi-detached in sought-after location off Macclesfield Road; close to Norbury Hall Primary School. Good road and rail communications. GFCH, double glazing, alarm. Contemporary interior briefly comprises; hall, cloakroom/wc, two interconnecting reception rooms, fabulous living breakfast kitchen with integrated appliances, utility room, three bedrooms (master fitted) and bathroom/wc with shower. Large, attached garage. Well enclosed lawned garden to rear. Wide frontage providing driveway and hardstanding for a number of motor vehicles.

## LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Poynton, Bramhall, Cheadle Hulme, Marple, Romiley, Disley, 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 proceed in a southerly direction along the A6 Buxton/London Road bearing right at the third set of traffic lights onto the A523 Macclesfield Road towards Poynton. Pass under two railway bridges before turning first right into Haddon Road then first right into Lyme Road. No. 2 is on the right-hand side.

## GROUND FLOOR

### CANOPIED PORCH

### ENTRANCE HALL

15'9 x 6'1 (4.79m x 1.85m) max. Solid wood flooring, radiator, staircase to the first floor, understairs cloaks cupboard (housing electricity meter and consumer unit), light oak panelled doors to all rooms, double glazed composite front door, internal door to the rear of the garage and utility room.

### CLOAKROOM/WC

10' x 4' (3.04m x 1.22m) max. Double glazed window, low level wc, wash hand basin, radiator, ceiling downlighters, granite tiled floor.

### DINING ROOM (Front)

12'10 x 11'7 (3.91m x 3.52m) max. Into bay with double glazed windows, radiator, wide squared opening to the sitting room.

### SITTING ROOM (Rear)

14'7 x 11'7 (4.44m x 3.52m) max. Contemporary fireplace with inset living flame coal effect gas fire, double glazed double doors to the rear garden, radiator.

### LIVING KITCHEN (Rear)

20'7 x 14'3 (6.27m x 4.33m) max. Contemporary fitted kitchen with range of base and wall cabinets incorporating inset 1½ bowl stainless steel sink unit with mixer tap, granite work surfaces, drainer and peninsular breakfast bar, split level cooker of electric double oven/grill and five ring gas hob with extractor hood over, integrated microwave and dishwasher, recess for American fridge/freezer, ceiling downlighters, two double glazed skylights, double glazed windows and two sets of double doors to the rear garden, radiator.

## FIRST FLOOR

### LANDING

Double glazed window, staircase balustrade, access to the loft space, light oak panelled doors to all rooms

### BEDROOM 1 (Rear)

14'7 x 12' (4.44m x 3.65m) max. Double glazed window, radiator.

### BEDROOM 2 (Front)

13'2 x 11'5 (4.01m x 3.47m) max. Into bay with double glazed and box seating, radiator.

### BEDROOM 3 (Rear)

8'8 x 8' (2.64m x 2.44m) max. Double glazed window, radiator.

### BATHROOM (Front)

7'7 x 6'1 (2.31m x 1.85m) max. Contemporary white and chrome suite of panelled bath with built-in shower over, vanity unit wash hand basin with cupboard below, low level wc, chrome towel warmer/radiator, double glazed window, part tiled walls, tiled floor.

## OUTSIDE

### GARAGE

17'9 x 9'6 (5.41m x 2.89m) max. Plus door recess. Attached garage with electronically operated roll-up door, power, light, wall mounted gas central heating boiler, internal doors to the hallway and utility room.

### UTILITY ROOM

4'7 x 3'10 (1.40m x 1.17m) max. Plumbed for automatic washing machine and vented for dryer, double glazed window, tiled floor, extractor fan.

## GARDENS

Well enclosed rear garden laid to lawn with raised border, Indian stone flagged patio and paths, nightlighting, side garden of raised bed, bin store, cold water tap, timber and concrete post boundary fencing. Wide frontage with concrete imprinted driveway providing hardstanding for a number of vehicles. Front boundary wall with wrought ironwork.

## 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 C. Further information is available on request.

## OPENING HOURS:

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



**Disclaimer:** Woodhall Properties have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.