



4 Sheldon Road, Hazel Grove,
Stockport 6HA

Extended three bed c1950's detached enjoying rear garden with south-westerly aspect in sought-after location off Dean Lane

Asking Price: Offers over £400,000



SUMMARY:

Extended three bed c1950's detached in sought-after location off Dean Lane. Peaceful setting close to amenities and schools with good road and rail links. GFCH, double glazing, CWI. Briefly comprises: porch, hall, sitting room, contemporary refitted c28' dining kitchen with integrated appliances, conservatory, side porch, three double bedrooms, bathroom with shower and separate wc. Attached garage. Well enclosed rear garden enjoys a south westerly aspect. Flagged front provides driveway and hardstanding for a number of motor vehicles.

GROUND FLOOR

ENTRANCE PORCH

11' 6" x 3' 9" (3.51m x 1.14m) max. Double glazed windows and front door, carriage lamp, glazed hardwood paneled door to hall.

ENTRANCE HALL

11' x 9' 10" (3.35m x 3m) max. Double glazed window, radiator, cornice, dado rail, wood laminate flooring, staircase to first floor, understairs cloaks cupboard (housing gas and electricity meters, electricity consumer unit, double glazed window).

SITTING ROOM (FRONT)

16' 10" x 11' 5" (5.13m x 3.48m) max. Single glazed window to front porch, radiator, attractive cast iron period fireplace with stone surround and tiled hearth, wall light points, high-gloss wood laminate flooring, cornice.

DINING KITCHEN (REAR)

27' 10" x 10' 10" (8.48m x 3.3m) max. Contemporary fitted base and wall cabinets incorporating sink unit with mixer tap, illuminated work surfaces with tiled wall backs, integral split level cooker of electric double oven/grill and hob with extractor hood over, integral dishwasher, ceiling downlighters, wood laminate flooring, double glazed window to side, double glazed door to side porch/utility, double glazed window overlooking rear garden, radiator, squared opening to conservatory.

CONSERVATORY (REAR)

12' 8" x 12' 6" (3.86m x 3.81m) max. Squared opening from dining area of kitchen, double glazed windows and double doors to rear garden, radiator.

SIDE PORCH (REAR)

With power and light, plumbed for automatic washing machine.

FIRST FLOOR

LANDING

Double glazed window, radiator, access to loft space (with fold-down ladder and part boarded).

BEDROOM 1 (REAR)

11' 8" x 11' 4" (3.56m x 3.45m) max. Double glazed window, radiator, wood laminate flooring, ceiling downlighters.

BEDROOM 2 (REAR)

11' 8" x 11' (3.56m x 3.35m) max. Double glazed window, radiator, wood laminate flooring, ceiling downlighters.

BEDROOM 3 (FRONT)

11' 4" x 9' (3.45m x 2.74m) max. Double glazed window, radiator.

BATHROOM (REAR)

7' 1" x 7' (2.16m x 2.13m) max. Panelled bath with built-in shower over, pedestal wash hand basin, part tiled walls, double glazed window, radiator, ceiling downlighters.

SEPARATE WC (REAR)

5' 8" x 2' 9" (1.73m x 0.84m) max. Low level wc, double glazed window.

OUTSIDE

GARAGE

16' 5" x 8' 7" (5m x 2.62m) max. Attached brick garage with metal up and over door, power and light. Door to rear garden.

GARDENS

Well enclosed rear garden enjoying a south westerly aspect, laid to lawn with borders, evergreens, patio area. Boundaries of fencing and hedgerows. Timber shed. Front with flagged driveway and hardstanding for a number of motor vehicles.

TENURE:

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

COUNCIL TAX:

We are advised that the Council Tax band is D. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE

The Energy Efficiency Performance Rating is band D. Further information is available on request.

VIEWINGS:

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.

