



17 Norbury Crescent, Hazel Grove,
Stockport SK7 5PD

Three bed c1930's semi-detached in pleasant and peaceful cul-de-sac location
off Chester Road; very close to village centre and railway station

Asking Price: £249,950

WOODHALL
— PROPERTIES —

SUMMARY:

Three bed c1930's semi-detached in pleasant and peaceful cul-de-sac location off Chester Road. Situated very close to village centre and railway station and within walking distance of local schools. GFCH, partial double glazing. Briefly comprises: hall, living room open to conservatory, kitchen, three bedrooms (two robed), shower room and separate wc. Delightful, well enclosed rear garden. Not directly overlooked and enjoying a south-westerly aspect. Flagged driveway to the front.

GROUND FLOOR

ENTRANCE HALL

7' 10" x 6' (2.39m x 1.83m) Double glazed and leaded composite front door, radiator, picture rail, understairs cloaks cupboard housing gas CH boiler, staircase to first floor.

THROUGH LIVING ROOM

19' 9" x 10' 6" (6.02m x 3.2m) max. Fireplace with period timber surround, marble back and hearth and inset living flame coal effect gas fire, picture rail, two radiators, single glazed leaded window to front, squared opening to conservatory.

CONSERVATORY (REAR)

11' 5" x 9' 6" (3.48m x 2.9m) max. Double glazed windows and double doors to rear garden, radiator, tiled floor.

KITCHEN (REAR)

9' 3" x 8' (2.82m x 2.44m) max. Range of base and wall cabinets incorporating one and a half bowl sink unit with mixer tap, work surfaces with tiled wall backs, integral cooker of electric double oven/grill and five ring gas hob with extractor hood over, integral fridge and freezer, plumbed for automatic washing machine, radiator, ceiling downlighters, double glazed window and door to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

10' 6" x 10' (3.2m x 3.05m) max. Fitted wardrobes, radiator, single glazed leaded window.

BEDROOM 2 (REAR)

10' 6" x 9' (3.2m x 2.74m) max. Into built-in wardrobes with sliding doors, double glazed window, radiator.

BEDROOM 3 (REAR)

7' 10" x 6' 8" (2.39m x 2.03m) max. Double glazed window, radiator.

SHOWER ROOM (FRONT)

7' 7" x 4' 9" (2.31m x 1.45m) max. Walk-in shower cubicle with built-in chrome shower, pedestal wash hand basin, tiled walls and floor, ceiling downlighters, single glazed window, chrome towel warmer/radiator.

SEPARATE WC

4' 8" x 2' 6" (1.42m x 0.76m) max. Low level wc, part tiled walls, tiled floor, single glazed window, access to loft space.

OUTSIDE

GARDENS

Delightful south west facing rear garden laid to lawn with borders, rockery, evergreens, flagged patio, cold water tap, timber shed, greenhouse. Well enclosed by timber and concrete post fencing. Side gate to front. Not directly overlooked. Flagged driveway/hardstanding. Boundaries of privet hedgerows.

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 C. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency rating is band D. The full EPC is available on request.

VIEWING:

By appointment only 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.

