



29 Kings Road, Hazel Grove,
Stockport SK7 4JA

Greatly improved and extended c1930's three bed semi-detached enjoying south-west facing rear garden in a quiet backwater; close to the village centre. No onward chain.

Asking Price: £



SUMMARY:

Greatly improved and extended c1930's three bed semi-detached enjoying delightful south-west facing rear garden. Situated in a quiet backwater, close to the village centre and tennis/bowling club. GFCH, double glazing, CWI, alarm. Briefly comprises: hall, sitting room with cast iron log burner, super contemporary 18' living/dining kitchen with integrated appliances, three bedrooms and bathroom/wc with shower. Rear garden lawned with patio and large timber workshop. Double-width flagged hardstanding to the front. NB. Solar panels on rear roof generate cheaper electricity for the homeowner according to vendor. Immediate vacant possession is available with no onward chain.

GROUND FLOOR

ENTRANCE HALL

Double glazed and leaded composite front door, electricity meter cupboard, radiator, staircase to first floor.

FRONT SITTING ROOM

13' 9" x 13' 2" (4.19m x 4.01m) max. Into bay with double glazed windows, cast iron contemporary log burner to chimney breast recess with stone hearth and timber mantelpiece, wall light points, cornice, light oak wood laminate flooring, contemporary cast iron radiator, solid oak panelled internal door.

EXTENDED DINING KITCHEN (REAR)

18' x 16' 6" (5.49m x 5.03m) max. Range of contemporary base and wall cabinets including island unit with breakfast bar, one and a half bowl stainless steel sink unit with mixer tap, illuminated work surfaces with tiled wall backs, split level cooker of electric double oven/grill and hob with extractor hood over, integral fridge, two freezers and washing machine, plumbed for automatic dishwasher, contemporary radiator, ceiling downlighters, two double glazed skylights, double glazed window and double doors to rear garden, understairs cloaks cupboard.

FIRST FLOOR

LANDING

Staircase balustrade, access to loft space (with fold-down ladder, boarded and electric light). Stripped pine doors to all rooms.

BEDROOM 1 (FRONT)

12' 3" x 9' 3" (3.73m x 2.82m) max. Double glazed window, radiator, picture rail, small period cast iron fireplace.

BEDROOM 2 (REAR)

9' 3" x 8' 3" (2.82m x 2.51m) max. Double glazed window, radiator, picture rail.

BEDROOM 3 (FRONT)

8' 11" x 7' (2.72m x 2.13m) max. Double glazed window, radiator, bulkhead wardrobe.

BATHROOM (REAR)

6' 10" x 5' 5" (2.08m x 1.65m) max. Contemporary white and chrome suite of panelled bath with built-in chrome shower over, pedestal wash hand basin, low level wc, double glazed window, chrome towel warmer/radiator, extractor fan, part tiled walls.

GARDENS

Pleasant, well enclosed south-west facing rear garden. Laid to lawn with borders, evergreens, flagged patio and paths, cold water tap, large timber workshop, security nightlighting. Boundary hedgerows. Timber side gate to front. Front flagged providing hardstanding for motor vehicles.

TENURE:

We have been advised by our vendor client 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 B. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is C. Further information is available on request.

VIEWINGS:

Strictly by appointment with 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



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.