



24 Brinkburn Road, Hazel Grove,  
Stockport SK7 4NR

Three bed c1930's semi-detached enjoying good size south-west facing rear garden off Offerton Road/Torkington Road with no onward chain.

Asking Price: £

**WOODHALL**  
— PROPERTIES —

## SUMMARY:

Three bed c1930's semi-detached enjoying good size, south-west facing rear garden off Offerton Road/Torkington Road. Good road and rail links. GFCH, double glazing, alarm. Briefly comprises: porch, hall, two separate reception rooms, kitchen with integrated appliances, three bedrooms and bathroom/wc with shower. Well enclosed c85' rear garden. Driveway provides hardstanding for a number of motor vehicles.

**Immediate vacant possession is available with no onward chain.**

## GROUND FLOOR

### ENTRANCE PORCH

12' 6" x 4' (3.81m x 1.22m) max. Double glazed windows and front door, tiled floor, radiator, electricity meter cupboard.

### ENTRANCE HALL

12' 9" x 6' 8" (3.89m x 2.03m) max. Glazed front door, staircase to first floor, understairs storage cupboard, radiator, wood laminate flooring.

### SITTING ROOM (FRONT)

13' 8" x 12' (4.17m x 3.66m) max. Double glazed windows, cornice, radiator, wood laminate flooring.

### DINING ROOM (REAR)

12' 10" x 12' 1" (3.91m x 3.68m) max. Double glazed double doors to rear garden, double glazed windows, radiator, cornice, ceiling downlighters, small cupboard, open to kitchen.

### KITCHEN (REAR)

12' x 5' 10" (3.66m x 1.78m) max. Range of fitted base and wall cabinets incorporating black granite work surfaces, inset stainless steel sink unit with mixer tap, integral split-level cooker of electric double oven/grill and hob with extractor hood over, integral fridge and freezer, plumbed for automatic washing machine, ceiling downlighters, double glazed window and door to rear garden.

## FIRST FLOOR

### LANDING

Staircase balustrade, double glazed window, radiator, cornice, access to loft space, linen cupboard housing Baxi condensing gas boiler, CH programmer.

### BEDROOM 1 (FRONT)

12' x 10' (3.66m x 3.05m) max. Double glazed window, radiator, cornice.

### BEDROOM 2 (REAR)

11' 1" x 9' 8" (3.38m x 2.95m) max. Plus door recess, double glazed window, radiator, cornice.

### BEDROOM 3 (REAR)

8' 8" x 7' 2" (2.64m x 2.18m) max. Double glazed window, radiator, cornice.

### BATHROOM

6' x 5' 4" (1.83m x 1.63m) max. Contemporary white and chrome suite of panelled bath with built-in chrome shower over, mixer taps and rinser, wash hand basin, low level wc, extractor fan, tiled walls and floor, double glazed window, vertical radiator.

## OUTSIDE

### GARDENS

Pleasant, good sized c85' rear garden enjoying a south westerly aspect. Laid to lawn with borders, evergreens, wide flagged patio, cold water tap, timber shed, security nightlighting. Well enclosed by timber and concrete post boundary fencing. Side gate to front. Smaller front garden lawned with borders. Driveway to side providing hardstanding for motor vehicles.

### TENURE:

We have been advised by the 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 B. All enquiries to Stockport MBC.

### ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating is C. 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.

