



49, Blackthorn Road, Hazel Grove,
Stockport SK7 5EL

Immaculate Taylor Wimpey built, three storey, three bed semi-detached on this very popular and select 5 year-old development off Bramhall Moor Lane

Asking Price: £

WOODHALL
— PROPERTIES —

SUMMARY:

Immaculate three storey, three bed, 5-year-old Taylor Wimpey semi-detached on this very popular and select development off Bramhall Moor Lane; close to Stepping Hill Hospital and business parks. GFCH, double glazing, alarm, renewed floor coverings. Briefly comprises: hall, cloakroom/wc, dining kitchen with integrated appliances and sitting room to ground floor. Two bedrooms and family bathroom to first floor and master bedroom (fitted) with en-suite shower/wc to top floor. Well enclosed lawned rear garden. Double-width hardstanding to front.

GROUND FLOOR

ENTRANCE HALL

5' 10" x 5' 1" (1.78m x 1.55m) max. Radiator, wood laminate flooring, double glazed front door, staircase to first floor.

DINING KITCHEN (FRONT)

17' 3" x 10' 6" (5.26m x 3.2m) max. Range of fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit, illuminated work surfaces, integral cooker of electric double oven/grill and gas hob with extractor hood over, integral dishwasher, washing machine and fridge/freezer, wall cabinet housing gas CH boiler, ceiling downlights, wood laminate flooring, understairs storage, double glazed window, extractor fan.

CLOAKROOM/WC

5' 2" x 3' 1" (1.57m x 0.94m) max. Low level wc, pedestal wash hand basin, radiator, extractor fan, wood laminate flooring.

SITTING ROOM (REAR)

13' 11" x 12' 2" (4.24m x 3.71m) max. Double glazed double doors to rear garden, radiator, wood laminate flooring.

FIRST FLOOR

LANDING

Staircase balustrade, radiator, door to small study area with radiator, double glazed window and staircase to second floor.

BEDROOM 2 (REAR)

13' 11" x 7' 2" (4.24m x 2.18m) max. Double glazed window, radiator, built-in cupboard/wardrobe.

BEDROOM 3 (FRONT)

10' 10" x 7' 2" (3.3m x 2.18m) max. Double glazed window, radiator.

BATHROOM (MIDDLE)

7' 1" x 6' 2" (2.16m x 1.88m) max. Contemporary white and chrome suite of panelled bath with mixer tap and shower over, pedestal wash hand basin, low level wc, part tiled walls, radiator, extractor fan, electric shaver point.

SECOND FLOOR

THROUGH BEDROOM 1

22' 6" x 10' 5" (6.86m x 3.18m) max. Fitted wardrobe and dresser/drawers, double glazed window, double glazed skylight, radiator, wall light points, staircase balustrade, door to en-suite.

EN-SUITE

8' 10" x 4' 10" (2.69m x 1.47m) max. Step-in shower cubicle with electric shower, pedestal wash hand basin, low level wc, double glazed skylight, radiator, extractor fan, tiled splash backs.

OUTSIDE

GARDENS

Well enclosed rear garden laid to lawn, flower beds, small, flagged patio, timber shed, nightlighting, cold water tap, external power points. Timber and concrete post boundary fencing. Gated side pathway to front. Hardstanding for two vehicles to front.

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 D. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is B. Further information is available on request and online.

VIEWING:

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



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.