



## 13, Barlows Lane South, Hazel Grove, Stockport SK7 5AJ

Impeccable three bed semi-detached in quiet backwater off Bramhall Moor Lane; close to Stepping Hill Hospital and Business Parks. Completely refurbished in recent years. No onward chain.

Asking Price: £325,000



## FEATURES:

Impeccable three bed semi-detached in quiet backwater off Bramhall Moor Lane; close to Stepping Hill Hospital & Business Parks. Completely refurbished in recent years. GFCH, double glazing and alarm. The bright, contemporary interior briefly comprises: hall, two interconnecting reception rooms, conservatory, lux refitted kitchen with integrated appliances, three bedrooms (two fitted) and lux refitted shower/wc. Well enclosed, landscaped rear garden enjoying a southerly aspect. Detached brick workshop/store. Hardstanding for up to six vehicles to the front. **Immediate vacant possession is available with no onward chain.**

**LOCATION:** Good shopping, schooling, recreational and public transport facilities serve the immediate area, whilst Bramhall, Poynton, Disley, Marple, Macclesfield, Stockport, Wilmslow, Manchester City Centre, International Airport and access points to the national motorway network are all within comfortable commuting distance.

**DIRECTIONS:** From our Hazel Grove office turn left onto the A6 London/Buxton Road turning left at the fourth set of traffic lights into New Moor Lane/Bramhall Moor Lane (opposite Sainsbury's). Follow the road past Stepping Hill Hospital on the right, over the hump-back bridge turning immediately right into Barlows Lane South. No. 13 is a little way down on the left-hand side.

## ACCOMMODATION:

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed window and front door, cornice, picture rail, radiator, understairs cupboard, central heating thermostat, light oak internal doors.

#### THROUGH LIVING ROOM

24' x 10' 10" (7.32m x 3.29m) max. comprising of:

#### SITTING ROOM (Front)

12'8" x 10'10" (3.85m x 3.29m) max into bay with double glazed windows, contemporary fireplace with polished black granite back and hearth, inset living flame coal effect gas fire with chrome trim, cornice, picture rail, wall light points, radiator, wide archway to:

#### DINING ROOM (Rear)

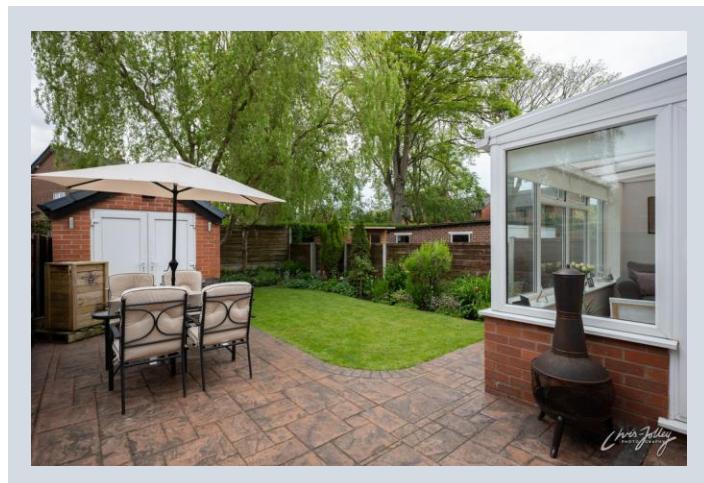
11'4" x 10'10" (3.44m x 3.29m) max. Double glazed double doors to the conservatory, cornice, picture rail, central heating programmer, radiator, box seating to each chimney breast recess.

#### CONSERVATORY (Rear)

12'1" x 10' (3.67m x 3.04m) max. Double glazed windows and door to the rear garden, radiator, wall light point, wood laminate flooring.

#### KITCHEN (Rear)

12'4" x 8'3" (3.76m x 2.51m) max. Range of newly fitted contemporary base and wall cabinets in high gloss white finish incorporating stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integrated cooker of electric double oven/grill and hob with extractor hood over, integral fridge, freezer, dishwasher and washing machine, deep understairs pantry/cupboard, double glazed rear door and side window, radiator, ceiling downlighters.



### FIRST FLOOR

#### LANDING

Staircase balustrade, double glazed window, picture rail, light oak internal doors, ceiling downlighters.

#### BEDROOM 1 (Front)

10'8" x 10'5" (3.24m x 3.17m) max into fitted wardrobes incorporating dresser unit, double glazed window, radiator, cornice.

#### BEDROOM 2 (Rear)

11' x 10'5" (3.35m x 3.17m) max into fitted wardrobes incorporating dresser, double glazed window, radiator, and cornice.

#### BEDROOM 3 (Front)

7'1 x 5'9" (2.15m x 1.75m) max. Double glazed window, radiator, cornice.

#### SHOWER ROOM/WC

8' 5" x 6'1" (2.57m x 1.85m)

Contemporary white and chrome suite of walk-in glazed shower, vanity unit wash hand basin and low level wc, double glazed window, chrome towel warmer/radiator, extractor fan, part 'limestone' tiled walls, ceiling downlighters, cupboard housing gas CH boiler, access to the loft space.

### OUTSIDE

#### SMALL GARAGE/WORKSHOP/STORE

15'9" x 7' 6" (4.8m x 2.29m)

Brick built with power and light, double uPVC doors, pitched concrete tiled roof.

#### GARDENS

Landscaped rear garden enjoying a southerly aspect, lawn and patio with rockery and borders, cold water tap, security nightlighting, well enclosed by timber and concrete post boundary fencing, gated pathway to the side of the house, concrete imprinted driveway/hardstanding for up to six vehicles.

#### TENURE:

We are advised 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 (EPC):

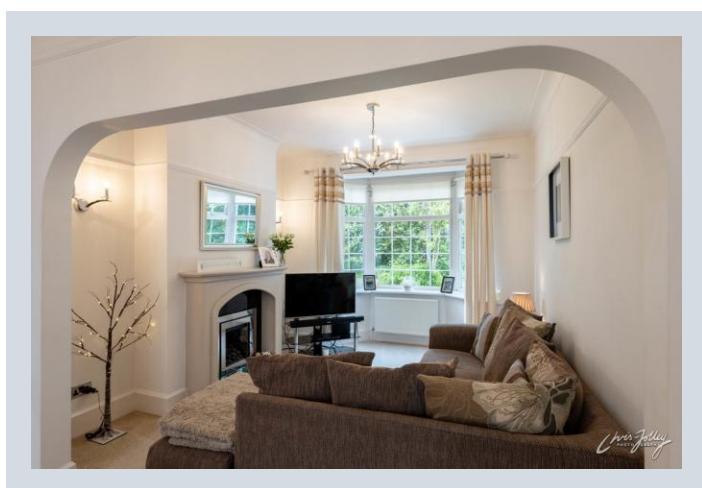
The current Energy Efficiency Rating for this property is D. Further information is available on request and online.

#### VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

#### OPENING HOURS:

Mon - Thurs 9.00am - 5.30pm Fri 9.00am - 5.00pm,  
Saturday 9.00am - 4.00pm and Sunday 12 - 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.