



31, Douglas Road, Hazel Grove,
Stockport SK7 4JE

Charming Edwardian c1913 four bed semi-detached enjoying delightful 120'
plus rear garden close to the village centre and tennis/bowling club.

Asking Price: £475,000



SUMMARY:

Charming Edwardian four bed c1913 semi-detached enjoying good size plot including delightful 120' (plus) rear garden. Situated close to village centre amenities including tennis/bowling club, primary school, park and churches. Good road and rail links with just an 8min walk to the railway station. GFCH, alarm, secondary glazing, original period features retained. Briefly comprises: hall, two separate reception rooms, breakfast kitchen, useful cellars with utility room and shower/wc, three first floor bedrooms (all doubles), bathroom and separate wc. Large loft room. Brick carport with electronically operated door. Gated driveway and hardstanding.

GROUND FLOOR

HALL

16' x 10' 4" (4.88m x 3.15m) max. Original period front door and sash window with stained and leaded lights, radiator, cornice, staircase to first floor, picture rail.

DINING ROOM (FRONT)

14' 9" x 12' 10" (4.5m x 3.91m) max. Into bay with secondary glazed sash windows, fireplace of Regency styled fire surround with inset living flame coal effect gas fire, marble back and hearth, cornice, picture rail, radiator.

SITTING ROOM (REAR)

15' 2" x 12' 11" (4.62m x 3.94m) max. Tiled fireplace with gas fire, French window to rear garden, secondary glazed windows, radiator, cornice, picture rail, ornate ceiling mouldings.

BREAKFAST KITCHEN (REAR)

17' 8" x 10' 4" (5.38m x 3.15m) max. Range of fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, breakfast bar, integral split level cooker of electric double oven/grill and gas hob with extractor hood over, radiator, sash windows with secondary glazing, stable door to outside, internal door to cellar.

BASEMENT

Useful work and storage space with power and light, latched doors to chambers including utility room and shower/wc, electricity meter cupboard, gas meter.

BASEMENT UTILITY ROOM

11' x 10' 2" (3.35m x 3.1m) max. Plumbed for automatic washing machine, gas CH boiler, Belfast sink with hot and cold running water, door to steps up to outside rear.

BASEMENT SHOWER ROOM/WC

6' 4" x 6' (1.93m x 1.83m) max. Step-in tiled shower with electric shower, wash hand basin, low level wc, radiator, tiled floor, extractor fan.

FIRST FLOOR

LANDING

Staircase balustrade, sash windows with secondary glazing, cornice, picture rail, radiator, staircase to loft room.

BEDROOM 1 (REAR)

15' x 12' 11" (4.57m x 3.94m) max. Sash windows with secondary glazing, cornice, picture rail, radiator.

BEDROOM 2 (FRONT)

14' 9" x 12' 10" (4.5m x 3.91m) max. Into bay with sash windows, secondary glazing, cornice, picture rail, radiator.

BEDROOM 3 (REAR)

10' 11" x 9' 8" (3.33m x 2.95m) max. Built-in wardrobes with overhead cupboards, sash window with secondary glazing, picture rail, radiator.

BATHROOM (REAR)

6' 10" x 6' 3" (2.08m x 1.91m) max. Enamelled bath, pedestal wash hand basin, tiled walls and floor, sash window with secondary glazing, chrome towel warmer/radiator.

SEPARATE WC (FRONT)

5' 6" x 2' 8" (1.68m x 0.81m) max. Low level wc, sash window with secondary glazing, picture rail.

SECOND FLOOR

LOFT ROOM 1

15' 5" x 10' 9" (4.7m x 3.28m) max. (partly restricted headroom) Double glazed skylight, staircase balustrade, eaves storage.

LOFT ROOM 2 OR BEDROOM 4

15' 5" x 11' 2" (4.7m x 3.4m) max. (partly restricted headroom) Dormer window, eaves storage, radiator.

OUTSIDE

BRICK CARPORT

20' 10" x 11' 8" (6.35m x 3.56m) max. Electronically operated metal up and over door, power and light, brick pillars, flagged floor.

GARDENS

Delightful c120' (plus) rear garden predominantly lawned with planted borders and beds. Evergreens. Boundary hedgerows. Timber shed. Paved patios and paths. Small ornamental front gardens. Concrete imprinted and gated driveway/hardstanding.

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 enquires to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is (tba). 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.