



63, Arundel Avenue, Hazel Grove,
Stockport SK7 5LD

Purpose-built and self-contained two bed first floor apartment above a pharmacy
(business not affected) on this popular residential. No onward chain.

Asking Price: £110,000



SUMMARY:

Purpose-built and self-contained two bed first floor apartment above a pharmacy (business not affected) on this popular residential development. Close to shops, schools, bus routes, village centre, railway station and SEMMMS link road. In need of modernisation but affording great potential. Briefly comprises: balconied landing, entrance hall, living room, kitchen, two double bedrooms and bathroom/wc. Parking. **Immediate vacant possession is available with no onward chain.**

FIRST FLOOR

LANDING

Staircase to rear of the pharmacy at end of the small parade of shops leads to a small balconied landing.

ENTRANCE HALL

Double glazed front door, HWC/airing cupboard, walk-in storage cupboard housing electricity meter, double glazed skylight, access to loft space, electric storage heater.

LIVING ROOM (FRONT)

16' 1" x 10' 10" (4.9m x 3.3m) max. Double glazed window, slimline electric storage heater, door to bedroom 2.

KITCHEN (REAR)

13' 9" x 6' 4" (4.19m x 1.93m) max. Base and wall cabinets, one and a half bowl stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, electric cooker point, plumbed for automatic washing machine, double glazed window.

BEDROOM 1 (REAR)

13' 9" x 9' 2" (4.19m x 2.79m) max. Plus built-in wardrobes, double glazed window.

BEDROOM 2 (FRONT)

16' 2" x 7' 10" (4.93m x 2.39m) max. Plus built-in wardrobe, double glazed window, electric storage heater.

BATHROOM

7' 3" x 6' 2" (2.21m x 1.88m) max. Panelled bath with mixer/shower tap, pedestal wash hand basin, low level wc, double glazed skylight, part tiled walls.

TENURE:

We have been advised by the present owner that the property is Long leasehold residue of 2000 years from 1989 subject to a 'peppercorn rent' if demanded. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

SERVICE CHARGE:

We have been advised by the present owners that there is an annual service charge of circa £475.00. We would recommend that your conveyancer checks this prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is A. All enquires to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is G. 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.