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*Premier Homes*







# London Road, Hazel Grove, Stockport, SK7

Offers Over **£230,000**

Three Bedroomed Mid Terrace	Fully Refurbished	Two Reception Rooms	Newly Fitted Kitchen	Chain Free
	Lawned Rear Garden	Convenient Location	uPVC Double Glazing and Gas Central Heating	

Ian Tonge Property Services are delighted to offer this traditional three bedroomed bay fronted mid terraced property which offers spacious living accommodation over two floors. The property has been fully refurbished and offers No Chain.

Briefly the property comprises of entrance hallway, two reception rooms, kitchen and utility area, landing, three bedrooms and bathroom. Outside there is a front forecourt and flagged patio and lawned rear garden. The property is located on the fringe of Hazel Grove village and perfectly placed for all the nearby amenities.

**Hallway**  
*19'0" (48cm) x 5'11" (1m 80cm)*  
Composite entrance door leading to hallway, single radiator, laminate flooring, spindle staircase, gas meter and fuse box cupboard, understair storage, Lyncrusta wall covering.

**Lounge**  
*15'06" (4m 72cm) x 12'03" (3m 73cm)*  
uPVC double glazed bay window to front aspect, double radiator, dado rail, feature fireplace, picture rail, cornice to ceiling, power points.

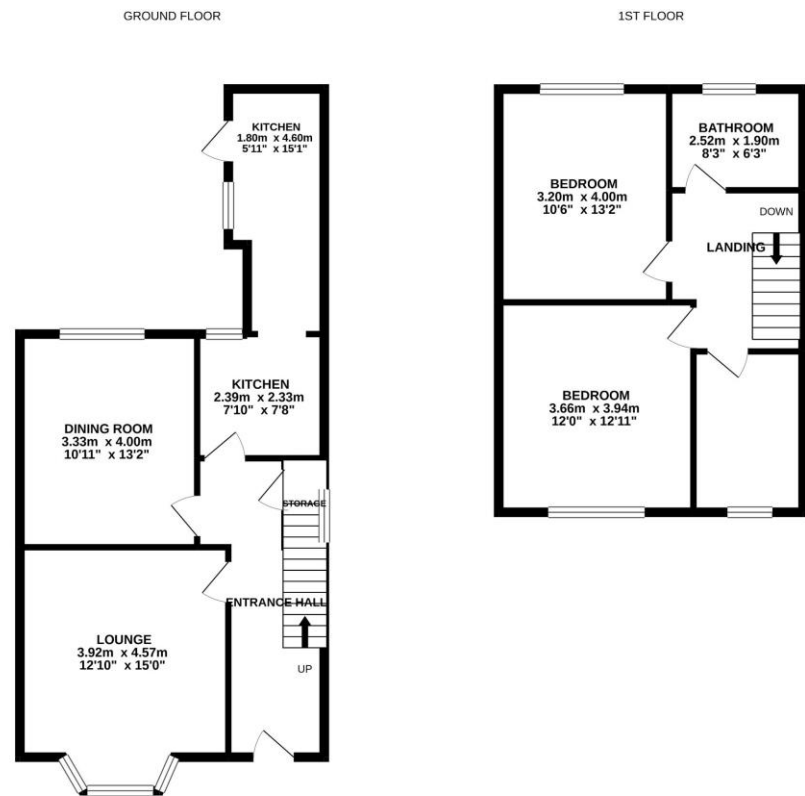
**Dining Room**  
*13'0" (3m 96cm) X 11'0" (3m 35cm)*  
uPVC double glazed window to rear aspect, double radiator, floor to ceiling cupboard, picture rail, dado rail, power points.

**Kitchen**  
*13'09" (4m 19cm) x 5'0" (max), 9'02" (2m 79cm) x 7'02" (max)*  
uPVC double glazed window to rear and to side aspects, newly fitted Howdens kitchen comprising of a range of sage green wall and base units with worksurfaces incorporating a stainless steel sink with mixer tap. Electric oven and electric hob with extractor hood over,

integrated fridge, slimline dishwasher, breakfast bar. Splashback tiling, laminate flooring, uPVC door leading to garden.

**Landing**  
*9'10" (2m 99cm) x 7'10" (2m 38cm)*  
Spindle balustrade, Lyncrusta wall covering, power point.

**Bedroom One**  
*12'09" (3m 88cm) x 11'02" (3m 40cm)*  
uPVC double glazed window to front aspect, double radiator, cast iron fireplace, power points.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Outside

There is a forecourt to the front and a rear garden with a flagged and lawned area.

### Bedroom Two

*12'11" (3m 93cm) X 10'04" (3m 14cm)*

uPVC double glazed window to rear aspect, double radiator, cast iron fireplace, power points.

### Bedroom Three

*9'09" (2m 97cm) x 7'01" (2m 15cm)*

uPVC double glazed window to front aspect, single radiator, power point.

### Bathroom

*7'10" (2m 38cm) x 5'10" (1m 77cm)*

uPVC double glazed window to rear aspect, white fitted suite comprising of:- panelled batrh with shower over, pedestal hand wash basin, low level W.C. Chrome radiator, Victorian style tiling, Vaillant gas central heating boiler.







