



Hurdsfield Road, Great Moor, Stockport, SK2

# 30 Hurdsfield Road, Great Moor, Stockport, SK2 7ND

Asking Price **£269,950**

Three Bedroom Semi Detached  
Lawned Gardens & Off Road Parking

Require Some Modernisation  
Gas Central Heating

Chain Free  
Convenient Location

Two Reception Rooms

Extended Kitchen

Ian Tonge Property Services are delighted to offer for sale this traditional bay fronted semi detached house which is conveniently located for the local amenities of Hazel Grove and Great Moor villages. The property requires some modernisation which has been taken into consideration in the asking price. This chain free property allows the potential buyers the opportunity to personalise to their own standards. The property briefly comprises of entrance hall, lounge and through room to the dining room, extended kitchen, landing, three bedrooms and bathroom. Outside there are lawned gardens to the front and rear, plus off road parking. Worthy of mention is the property is warmed by gas central heating and chain free.

## Hallway

12'10" (3m 91cm) x 5'11" (1m 80cm)

Glazed entrance door and window, radiator, meter cupboards, staircase leading to the first floor, understairs storage cupboard.

## Lounge

12'11" (3m 93cm) x 10'10" (3m 30cm)

Single glazed bay window to the front aspect, radiator, brick base with wooden top fireplace, archway to the dining room.

## Dining Room

12'0" (3m 65cm) x 10'8" (3m 25cm)

uPVC double glazed double doors with surrounding double glazed windows, focal fireplace with electric fire, radiator.

## Kitchen

14'8" (4m 47cm) x 5'11" (1m 80cm)

uPVC double glazed window to the rear aspect, basic range of fitted wall and base units, work surfaces with inset stainless steel drainer sink unit, plumbing for washing machine, gas cooker point, small breakfast bar area, splash back wall tiles, side entrance door.

## Landing

6'10" (2m 8cm) x 5'11" (1m 80cm)

Single glazed window to the side aspect, smoke alarm, staircase leading to the

loft room.

## Bedroom One

10'7" (3m 22cm) x 12'8" (3m 86cm)

Single glazed bay window to the front aspect, radiator, fitted wardrobes.

## Bedroom Two

11'11" (3m 63cm) x 10'8" (3m 25cm) maximum measurements

Single glazed window to the rear aspect, radiator, fitted wardrobes.

## Bedroom Three

7'1" (2m 15cm) x 5'11" (1m 80cm)

Single glazed window to the front aspect, radiator.

## Bathroom

8'7" (2m 61cm) x 5'11" (1m 80cm)

Single glazed window to the rear and side aspects, coloured suite comprising of panel bath with Triton shower over, pedestal wash basin, low level W.C., radiator, part tiled walls, suspended ceiling, storage cupboard housing Vaillant central heating boiler.

## Loft Room

14'11" (4m 54cm) x 13'5" (4m 8cm)

Staircase from the first floor landing, Velux window.

## Outside

To the front aspect there is a lawned area, stocked borders and driveway. To the rear the garden is mainly lawned with stocked borders, fruit trees, shed and greenhouse, crazy paved patio area.



