



Morven Avenue, Hazel Grove, Stockport, SK7



# 2 Morven Avenue, Hazel Grove, Stockport, SK7 4QB

Asking Price **£389,950**

Three Bedrooms	Detached Bungalow	0.10 Acre Freehold Plot With Landscape Gardens	Conservatory	29ft Long Dining Kitchen
Commanding Cul-De-sac Location	uPVC Double Glazing & Gas Central Heating	Attractive Lounge With Focal Fireplace	En-Suite Wet Room	Solar Panels Producing income and reduced energy bills

Ian Tonge Property Services are delighted to offer for sale this attractive three bedroomed detached bungalow which is located on a small cul-de-sac and commands a 0.10 acre freehold plot with surrounding landscaped gardens. The bungalow comprises of hallway, living room with focal fireplace, feature dining kitchen/living room, conservatory, bathroom, three bedrooms with the master bedroom having an en-suite wet room. The property also benefits from solar panels which produce an income and reduced energy bills, uPVC double glazing and warmed by gas central heating.

## Hallway

uPVC entrance door, radiator, smoke alarm, fitted cupboard and seat, loft access.

## Lounge

14'8" (4m 47cm) x 10'8" (3m 25cm)

uPVC double glazed window to the front aspect, feature fireplace, radiator, TV aerial, wall light points, power points.

## Dining Kitchen/Living Room

29'0" (8m 83cm) x 9'8" (2m 94cm)

uPVC double glazed windows to the rear aspect, uPVC door leading to the garden, range of fitted wall and base units with solid wood work tops, stainless steel drainer sink unit, built-in induction hob with ceiling extractor above, double oven, plumbed for washing machine, space for fridge/freezer, two radiators, splash back wall tiles, laminate flooring, access to the conservatory and third bedroom, power points.

## Conservatory

10'8" (3m 25cm) x 7'10" (2m 38cm)

Brick base, uPVC frame, double glazed windows, uPVC double doors leading to the rear garden, laminate flooring, radiator, power points.

## Bedroom Three

10'9" (3m 27cm) x 6'9" (2m 5cm)

uPVC double glazed window to the front aspect, radiator, laminate flooring, power points.

## Bedroom Two

12'8" (3m 86cm) x 10'10" (3m 30cm)

uPVC double glazed window to the front aspect, fitted wardrobes with matching dressing table, drawers and bedside cabinets, radiator, power points.

## Bedroom One

9'7" (2m 92cm) x 8'8" (2m 64cm)

uPVC double glazed window to the rear aspect, sliding wardrobes, radiator, wall light points, power points.

## En-Suite Wet Room

5'2" (1m 57cm) x 4'10" (1m 47cm)

Walk-in shower room with tiled floor, glass panel shower screen, shower unit, low level W.C., vanity sink, mirror wall unit, chrome radiator, uPVC double glazed window.

## Bathroom

7'5" (2m 26cm) x 6'5" (1m 95cm)

uPVC double glazed window to the side aspect, panel bath with screen and shower over, concealed low level W.C., towel radiator, base unit with inset

wash basin, two wall units, ceiling downlighters, part tiled walls.

## Outside

To the front aspect there is an extensive block paved driveway with stocked borders. The rear garden is landscaped and enclosed by wooden fencing. There is a lawned area with stocked borders, flagged patio, shed and outside tap.



