



Penny Brook Fold, Hazel Grove, Stockport, SK7

Two Double Bedroom Flat

Located On The Fringe Of Hazel Grove Village

First Floor

55 Plus Retirement Development

Surrounding Landscape Gardens & Parking

Spacious Living Room

A well presented TWO BEDROOM FIRST FLOOR retirement property for ages 55 and above, conveniently located within easy access of Hazel Grove and all local amenities. This low maintenance property sits within pleasant and landscaped grounds and benefitting from private residence parking. In brief the property boasts private entrance hallway, staircase, two bedrooms, bathroom, spacious lounge and kitchen. Internally the property is complemented by uPVC double glazing, electric heating and ample storage. Tenure: Leasehold - 151 years remaining, ground rent of £25 per annum and service charge of £256.06 a quarter.

Asking Price

£120,000

www.iantonge.co.uk

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Entrance

4'0" (1m 21cm) x 3'2" (96cm)

uPVC double glazed window, composite door, laminate floor, staircase leading to first floor.

Landing

9'0" (2m 74cm) x 4'1" (1m 24cm)

wall units, access to the various first floor rooms, cloaks cupboard and additional storage cupboard, loft access.

Bedroom Two

11'0" (3m 35cm) x 7'3" (2m 20cm)

uPVC double glazed windows to the front and rear aspect, fitted wardrobes.

Bedroom One

13'0" (3m 96cm) x 8'0" (2m 43cm)

Upvc double glazed window to the side aspect, electric wall heater.

Bathroom

5'0" (1m 52cm) x 6'0" (1m 82cm)

uPVC double glazed window, pedestal wash basin, low level W.C., panel bath with Triton shower over, tiled walls, Dimplex heater.

Living Room

14'0" (4m 26cm) x 10'10" (3m 30cm)

uPVC double glazed window to the side aspect, electric heater, electric heater mounted on glass hearth, TV point.

Kitchen

11'0" (3m 35cm) x 5'6" (1m 67cm)

uPVC double glazed window to front and side aspect, range of fitted white wall and base units, work surfaces with inset drainer sink unit, splash back tiles, plumbed for washing machine, space for fridge, electric hob.

Outside

Surrounding landscaped gardens with residents parking area.

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