



28, Avondale Avenue, Hazel Grove,
Stockport SK7 4PZ

Beautifully extended and totally refurbished three bed detached
enjoying delightful south facing rear garden

Asking Price: £

WOODHALL
— PROPERTIES —

FEATURES:

Beautifully extended and totally refurbished detached enjoying delightful south facing rear garden off Torkington Road; close to Torkington Park, Torkington Hall Primary School, village centre and railway station. Benefits from gas fired central heating, double glazing and cavity wall insulation. The contemporary interior briefly comprises: porch, hall, sitting room, SIMPLY STUNNING open-plan entertaining/living dining kitchen to the rear incorporating integrated appliances with study, utility room and shower room/wc off. First floor of three bedrooms and bathroom/wc with shower. Attractive gardens and driveway/hardstanding. Viewing, whilst an experience, is a must!

LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Hazel Grove, Bramhall, Cheadle Hulme, Marple, Disley, Poynton, Stockport, Macclesfield, Wilmslow and Manchester Centres, MediaCity UK, International Airport and access points to the national motorway network are all within comfortable commuting distance.

DIRECTIONS:

From our Hazel Grove office turn right onto the A6 London Road. At the second set of traffic lights turn left into Torkington Road then second left into Avondale Avenue. No.28 can be found up on the right hand side.

GROUND FLOOR

ENTRANCE PORCH

Double glazed double doors and windows, quarry tiled floor, coat pegs, glazed door to the hallway.

ENTRANCE HALL

Cornice, staircase to the first floor, understairs cupboard housing electricity meter, light oak panelled doors to the sitting room and kitchen, radiator, solid oak flooring.

SITTING ROOM (Front)

14' x 11'6" (4.26m x 3.49m) max. Featuring attractive contemporary fireplace with inset glass fronted log effect living flame gas fire, cornice, radiator, double glazed picture window.

LIVING ROOM/KITCHEN (Rear)

20'8" x 20' (6.30m x 6.10m) max. Fabulous open plan living/entertaining room with full 16' width double glazed windows and sliding double doors to the south facing rear garden, solid oak wood block flooring, lounge and dining area with three Velux double glazed skylights and spotlights, kitchen area fitted with a range of contemporary base and wall cabinets and large island unit with breakfast bar, illuminated granite work surfaces and wall backs, inset stainless steel one and a half bowl sink unit with mixer tap to the island unit, glazed and illuminated display cabinets, integrated appliances of Lamona electric double oven/grill, microwave and five ring gas hob with extractor hood above, full height American styled fridge and freezer, dishwasher, two contemporary radiators, chrome ceiling downlighters to the kitchen area, dimmer light switches, contemporary oak panelled doors to the hallway, inner hall (with its utility room and shower room/wc and access to the garage/store) and study.

STUDY

9'6" x 7'8" (2.89m x 2.34m) max. Double glazed window overlooking the rear garden, double glazed Velux skylight, radiator, solid oak woodblock flooring.

INNER HALL

Solid oak wood block flooring, and contemporary oak panelled doors to the shower room/wc and utility room.

SHOWER ROOM/WC

Contemporary white and chrome suite of double width shower cubicle with large chrome headed integrated shower, pedestal wash hand basin and low level wc, part tiled walls, tiled floor, period styled radiator with chrome finished towel warmer, extractor fan, chrome ceiling downlighters, double glazed Velux skylights.

UTILITY ROOM

7' x 6'1" (2.13m x 1.83m) max. Base and wall cabinets with work surface and inset stainless steel sink unit with mixer tap, plumbed for automatic washing machine, radiator, wall mounted gas combination boiler, solid oak woodblock flooring, door to the front of garage/store (with gas meter and up and over garage door).

FIRST FLOOR

LANDING

Double glazed window, staircase balustrade, linen cupboard, access to the loft space (with fold down ladder, power and light, part boarded), contemporary panelled doors to all rooms.

BEDROOM 1 (Front)

13' x 11'5" (3.96m x 3.47m) max. Double glazed window, cornice, radiator.

BEDROOM 2 (Rear)

11' x 10'6" (3.35m x 3.19m) max. Double glazed window, cornice, radiator.

BEDROOM 3 (Front)

6'11" x 6'8" (2.10m x 2.03m) max. Double glazed window, cornice, radiator.

BATHROOM

Contemporary white and chrome suite of panelled and shaped bath with built-in shower over and chrome mixer taps, pedestal wash hand basin, low level wc, two double glazed windows, tiled walls, period styled radiator with chrome finished towel warmer.

OUTSIDE

GARDENS

Pleasant south facing rear garden, with tiered lawns, beds and rockeries, evergreens, borders, well enclosed by timber and concrete post boundary fencing and beech hedgerow, greenhouse, timber shed, cold water tap, security nightlighting, Indian stone flagged patio. Access to front from one side. Access to store area of former garage at front. Ornamental front garden lawned with borders and driveway.

TENURE:

We have been advised that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised by the present owner that the Council Tax Band is D. All enquiries to Stockport MBC 0845 1297010.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency rating for this property is Band D. Further information is available on request.

SELLING:

Phone Woodhall Properties for a free marketing appraisal to include a valuation for selling purposes.

VIEWING:

By appointment through Woodhall Properties on 0161 483 5100.

OPENING HOURS:

Mon - Thurs 9.00am - 5.30pm

Fri 9.00am - 5.00pm

Saturday 9.00am - 4.00pm

Sunday 12 - 4.00pm



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