



5, Lancaster Close, Hazel Grove,  
Stockport SK7 5LJ

Three bed semi-detached bungalow in sought-after location  
on the fringe of this popular residential development

Asking Price:  
Offers invited in the region of £

**WOODHALL**  
— PROPERTIES —

## FEATURES:

Three bed semi-detached bungalow in sought-after location on the fringe of this ever popular residential development off Jackson's Lane/Chester Road. Enjoys peaceful cul-de-sac position. **Now in need of a programme of modernisation.** Benefits from gas fired central heating and double glazing. Briefly comprises: hall, living room, breakfast kitchen, three bedrooms (one robed) and adapted shower room/wc. Very good loft space in this particular model affording further scope. Detached garage and long tarmac driveway. Good size plot with lawned gardens to front and rear. **Immediate vacant possession is available with no onward chain.**

## LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Hazel Grove, Marple, Disley, Poynton, Bramhall, 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 then right again after the second pedestrian crossing into Chester Road. Follow the road around to the left, over the railway and past the station before turning third right at the next set of traffic lights into Jacksons Lane. Turn then next right into Arundel Avenue, right again into Kenilworth Drive, right into Warwick Drive and Lancaster Close is immediately to the right. Number 5 is on the left hand side.

## GROUND FLOOR

### ENTRANCE HALL

6'2 x 4'7 (1.88m x 1.27m) max. Hardwood panelled front door, cloaks cupboard housing electricity meter.

### BREAKFAST KITCHEN (Front)

15'5 x 8'7 (4.69m x 2.61m) max. Base and wall cabinets, stainless steel sink unit, work surfaces with tiled wall backs, gas hob, extractor hood, plumbed for automatic washing machine, wall mounted gas central heating boiler, radiator, two double glazed windows, double glazed door to the side rear, vented for tumble dryer.

### LIVING ROOM (Front)

18'6 x 12'10 (5.64m x 3.91m) max. Double glazed picture window, log effect gas fire on stone and slate fireplace with display plinth, radiator, cornice.

### INNER HALL

6'7 x 5'6 (2.00m x 1.68m) max. Access to good sized loft space (with fold down ladder and electric light). Doors to all rooms.

### BEDROOM 1 (Rear)

17'4 x 9'9 (5.28m x 2.96m) max. Into built-in wardrobes and cupboards, double glazed window, radiator.

### BEDROOM 2 (Rear)

11'10 x 8'7 (3.59m x 2.61m) max. Plus door recess, double glazed window, radiator.

### BEDROOM 3 (Rear)

8'7 x 7'9 (2.61m x 2.36m) max. Double glazed window, radiator.

### SHOWER ROOM/WC

8'9 x 5' (2.66m x 1.52m) max. Adapted walk-in shower with electric shower, pedestal wash hand basin, low level wc, part tiled walls, radiator, double glazed window.

## OUTSIDE

### GARAGE

Detached concrete section garage with up and over door, power and light, personal door to the rear.

### GARDENS

Well enclosed rear garden mainly laid to lawn with borders, not directly overlooked, boundary hedgerows and fencing, cold water tap, security night lighting, tarmac patio paths and long driveway. Open plan lawned garden to the front with borders.

### TENURE:

We have been advised by the present owner that the property is Long Leasehold (residue of 999 years). 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 is Band C. The full EPC is available on request.

### VIEWING:

By appointment only through Woodhall Properties **0161 483 5100.**

### OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm

Friday 9.00am - 5.00pm,

Saturday 9.00am - 4.00pm

Sunday 12.00pm - 4.00pm

