



37, Rutland Road, Hazel Grove,
Stockport SK7 6JD

Extended c1930's three bed semi-detached in sought-after location
enjoying c95' rear garden with south-westerly aspect

Asking Price: £



FEATURES:

Extended c1930's three bed semi-detached in sought-after location off Cavendish Road; close to schools, village centre and railway station. Benefits from gas fired central heating, double glazing, cavity wall insulation and alarm. Briefly comprises: porch, cloakroom/wc, hall, two separate reception rooms, breakfast kitchen with integrated appliances, three bedrooms (all robed) and contemporary refitted bathroom/wc with shower. Detached c20' garage and long flagged and gated driveway. Enjoys super c95' rear garden with south-westerly aspect.

LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Bramhall, Hazel Grove, Poynton, the Cheadles, Stockport, Marple, Disley, 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/Buxton Road, then third right after the second set of pedestrian traffic lights into Chester Road. Follow the road round to the left over the hump back bridge under the next bridge then take the second turning off on the left hand side into Cavendish Road. Rutland Road is the third turning off on the right hand side. No 37 is on the right hand side.

GROUND FLOOR

ENTRANCE PORCH

Double glazed front door.

CLOAKROOM/WC

Low level wc, wash hand basin, two double glazed windows, Xpelair, ceiling downlighters, chrome towel warmer/radiator, tiled floor.

ENTRANCE HALL

14'7 x 6' (4.44m x 1.83m,) max. Double glazed window, wood laminate flooring, radiator, cornice, staircase to the first floor..

DINING ROOM (Front)

12'6 x 11'10 (3.81m x 3.59m) max. Into bay with double glazed windows, wall mounted contemporary electric fire, radiator.

SITTING ROOM (Rear)

19'9 x 11'11 (6.02m x 3.62m) max. Double glazed sliding patio door and window to the rear deck and garden, Regency styled fire surround with gas fire with marble back and hearth, wood laminate flooring, wall light points, radiator.

BREAKFAST KITCHEN (Rear)

16'8 x 6'7 (5.08m x 2.00m) max. Range of fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, breakfast bar, integral cooker of electric oven/grill and gas hob with extractor hood over, integral dishwasher, fridge, freezer and washing machine, tiled floor, radiator, ceiling downlighters, double glazed window and door to the rear garden, understairs cupboard housing gas central heating boiler.



LANDING

Double glazed window, staircase balustrade, access to the loft space (with fold-down ladder and electric light).

BEDROOM 1 (Front)

12'6 x 10'2 (3.81m x 3.09m) max. Contemporary fitted wardrobes incorporating dresser unit with pendant downlighters, bay with double glazed windows, radiator.

BEDROOM 2 (Rear)

11'10 x 10'2 (3.59m x 3.09m) max. Fitted wardrobes, double glazed window, radiator, wood laminate flooring.

BEDROOM 3 (Front)

8' x 7'2 (2.44m x 2.18m) max. Double glazed window, radiator, wood laminate flooring, bulk head wardrobe.

BATHROOM

7'8 x 7'6 (2.34m x 2.28m) max. Contemporary white and chrome suite of paneled bath with mixer tap and hand held rinser, step-in shower, vanity unit wash hand basin with drawer below, low level wc, tiled walls and floor, double glazed window, ceiling downlighters, extractor fan, chrome towel warmer/radiator, electric shaver point.

OUTSIDE

GARAGE

Detached concrete section garage with power and light, timber double doors to the front, single timber door to the rear.

GARDENS

Delightful c95' rear garden enjoying a south westerly aspect, lawn with borders and evergreens, timber shed and summerhouse, wide timber deck, nightlighting, cold water tap, timber and concrete boundary fencing and mature hedgerows. Flagged driveway and hardstanding with double timber gates to the side, hard landscaped to the front.

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 owners that the Council Tax Band is C. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is Band D. Full EPC is available on request.

VIEWING:

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

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm
Saturday 9.00am - 4.00pm and
Sunday 12.00pm - 4.00pm

