



29, Fenton Avenue, Hazel Grove,
Stockport SK7 4AN

Beautifully presented c1930's quasi semi-detached enjoying delightful south facing rear garden; close to village centre and Stepping Hill Hospital.

Asking Price: £



SUMMARY:

Beautifully presented c1930's three bed quasi semi-detached enjoying delightful south facing rear garden. Situated at the head of a small, peaceful cul-de-sac off Bramhall Moor Lane; close to the village centre, Stepping Hill Hospital and Sainsbury's Superstore. Short walk to railway station with good road and rail links. GFCH, double glazing, CWI. Briefly comprises: hall, interconnecting sitting and dining rooms, open plan to refitted kitchen with integrated appliances, three bedrooms (bed 3 with walk-in closet), contemporary bathroom with shower and separate wc. Double-width block paved hardstanding to the front. No onward chain.

GROUND FLOOR

ENTRANCE HALL

14' 1" x 5' 9" (4.29m x 1.75m) max. Double glazed and leaded front door, double glazed window, radiator, cornice, electricity meter cupboard, staircase to first floor, understairs cloaks/storage cupboard with gas and water meters and small glazed window, wood laminated flooring.

SITTING ROOM (FRONT)

12' 4" x 10' 9" (3.76m x 3.28m) max. Into bay with double glazed and leaded windows, contemporary fireplace with inset living flame coal effect gas fire, wood laminate flooring, radiator, wall light points, archway to dining room, dado rail, cornice.

DINING ROOM (REAR)

11' 4" x 10' 9" (3.45m x 3.28m) max. Double glazed double doors to rear garden, wood laminate flooring, two radiators, dado rail, cornice, squared opening to kitchen.

KITCHEN (REAR)

8' 5" x 6' 5" (2.57m x 1.96m) max. Range of fitted contemporary base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, peninsular unit housing integrated dishwasher, integral electric double oven/grill and gas hob with extractor hood over, integral fridge and freezer, plumbed for automatic washing machine, ceiling downlights, laminate flooring, double glazed window overlooking rear garden.

FIRST FLOOR

LANDING

Staircase balustrade, stripped pine doors to all rooms, picture rail, access to loft space with fold-down ladder, part boarded, power and light.

BEDROOM 1 (FRONT)

12' 10" x 10' 9" (3.91m x 3.28m) max. Into bay with double glazed and leaded windows, radiator.

BEDROOM 2 (REAR)

11' 5" x 10' 10" (3.48m x 3.3m) max. Double glazed window, radiator.

BEDROOM 3 (FRONT)

10' x 6' 4" (3.05m x 1.93m) max. (Plus closet) Double glazed and leaded window, wall mounted gas combination boiler, deep walk-in closet with hanging rails and shelving.

BATHROOM (REAR)

7' 7" x 6' 3" (2.31m x 1.91m) max. Contemporary white and chrome suite of panelled bath with electric shower over, vanity unit wash hand basin with cupboards below, tiled floor, part tiled walls, double glazed window, chrome towel warmer/radiator.

SEPARATE WC

5' 6" x 3' 4" (1.68m x 1.02m) max. Low level wc, vanity unit wash hand basin, double glazed window, part tiled walls, tiled floor.

OUTSIDE

GARDENS

Delightful, well enclosed south facing rear garden. Not directly overlooked to rear. Laid to lawn with raised borders. Flagged patios. Timber summerhouse/shed. Bulkhead night light. Timber and concrete post boundary fencing. Side gate to ginnel and front. Front with block paved double-width hardstanding.

TENURE:

We have been advised by the present owner 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 B. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating is Band (TBA). Further information available on request.

VIEWING:

Strictly 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.

