



Guide Price **£260,000**
Clarendon Road, Hazel Grove, Stockport, SK7 4NS

Offered with no onward chain this three bedroom semi detached home benefits from re-plastered neutral decor, a contemporary white high gloss kitchen, and a stylish bathroom fully tiled in grey all add to the sense of smart contemporary accommodation. The property features Off road parking to the front and a lawn garden to the rear with an open aspect beyond.

In addition Hazel Grove train station is approx 0.5 miles away for those that commute and stepping hill hospital can be found within 1.5 miles (less than a 30 minute walk according to google maps!)

This home comprises entrance hallway, good size lounge and a dining kitchen to the ground floor. To the first floor is a landing, three bedrooms and a bathroom.

Tenure: Freehold
Council Tax: B
EPC: D

Ground Floor

Hallway - 12' 11" x 5' 4" (3.96m x 1.65m) The home is accessed via a double glazed door into the entrance hallway. Radiator. Stairs to first floor.

Lounge - 12' 11" x 11' 5" (3.95m x 3.48m) Double glazed window to the front aspect. Radiator.

Kitchen - 8' 2" x 16' 0" (2.49m x 4.88m) Fitted with a white gloss kitchen with wall, drawer and base units. Roll top work surfaces incorporate a stainless steel sink. Integrated electric oven with electric hob and stainless steel extractor hood over. Integrated dishwasher. Spaces for a fridge freezer and washing machine. Space for dining table. Wall mounted combi boiler. Radiator. Double glazed window to the rear aspect. Double glazed double doors lead out to the rear garden.

First Floor

First Floor Landing - 7' 1" x 3' 4" (2.18m x 1.03m) Double glazed frosted window to the side elevation. Loft access point.

Bedroom One - 10' 10" x 10' 6" (3.32m x 3.22m) Double glazed window to the front elevation. Radiator.

Bedroom Two - 10' 2" x 10' 6" (3.12m x 3.22m) Double glazed window to the rear elevation. Radiator.

Bedroom Three - 7' 8" x 6' 6" (2.36m x 1.99m) Double glazed window to the front elevation. Radiator.

Bathroom / W.C. - 5' 10" x 6' 4" (1.79m x 1.95m) Fitted with a white three piece suite comprising panelled bath with shower over and shower screen. Low level wc and a wash basin. Tiled walls. Vinyl flooring. Heated towel rail. Ceiling spotlights. Double glazed frosted window to the rear elevation.

Exterior

Gardens - The rear of the property features a lawn garden, and wood chip area ideal for sitting and looking out over the pond.



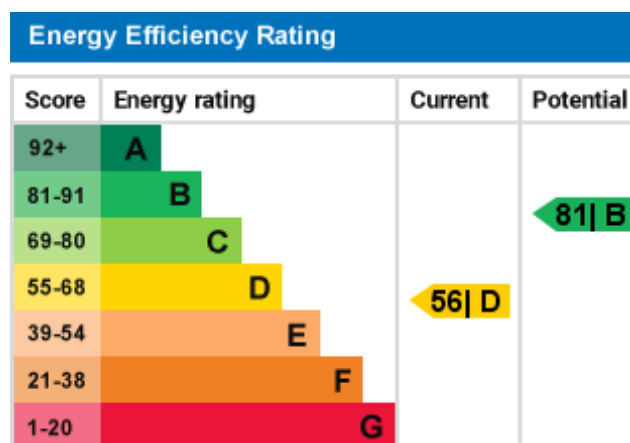
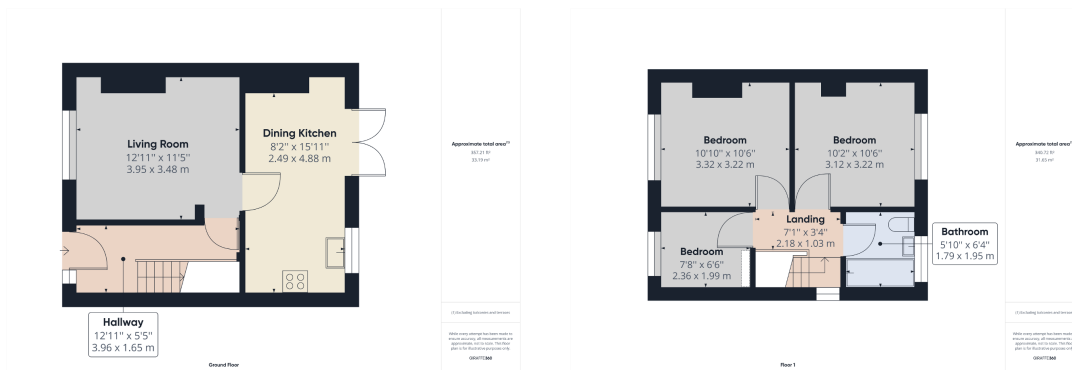
Warrens
move happy

Before you know the value of your home
know the value of your estate agent.

Contact us to arrange a free valuation.

Trinity House, Newby Road
Hazel Grove, Stockport, SK7 5DA

0161 260 0444
sales@warrensonline.co.uk
www.warrensonline.co.uk



Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.