



Guide Price **£425,000**
St Anns Road, Hazel Grove, Stockport, SK7 5HZ



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Before you know the value of your home
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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

You've discovered number 5, a THREE BEDROOM DETACHED TRUE BUNGALOW with gardens to four sides, nestled in a cul-de-sac location in a well regarded area. With an impressive and unique location in the cul-de-sac, the rear garden pleasantly adjoins a neighbouring pond gifting this property picturesque views.

The property is a canvas of exciting potential awaiting your creative vision.

This is an opportunity that opens doors to numerous possibilities allowing you to shape a truly unique living environment.

Pull up on the drive in front of the detached garage. Walk over to the front door and step over the threshold into the entrance porch. A door opens into a spacious living room/ dining area to the front.

Ahead, there is a door to a modern fitted kitchen with a built in oven and ceramic hob. With a window overlooking the rear garden, there are worst places to stand and do the dishes! A door from the kitchen opens to a sun room, a perfect place to soak in the natural light with a view over the garden and pond; this room could be a sanctuary for your morning brew with a newspaper or a good book.

Head back to the lounge and through the door to the inner hallway. This is a gateway to access three bedrooms (the master with an en-suite w.c.). There is a bathroom in this area too.

Outside, a driveway leads to a detached garage. There are mature gardens to each side of the bungalow. The rear garden is particularly worthy of praise; as mentioned at its edge, it meets a neighbouring pond beautifying the garden and adding a naturally bio-diverse focal point in the landscape. It bestows a wonderful sense of calm and tranquility; a gardeners haven be that fruit and veg or flora and fauna.

Has number 5 piqued your interest and got the imagination running wild? We'd be happy to arrange a viewing for you and await your call.

Tenure: Freehold

Council Tax Band E

EPC Band: F

Ground Floor

Porch - 4' 9" x 4' 9" (1.45m x 1.45m) Timber door. Double glazed window to the front aspect.

Living Room - 19' 2" x 12' 6" (5.86m x 3.83m) Large double glazed window to the front aspect. Double glazed window to the side aspect. Storage heater. Wall lights. Loft access point. Fireplace.

Kitchen - 11' 8" x 8' 7" (3.58m x 2.62m) Fitted with white high gloss wall, drawer and base units. Laminate work surfaces incorporate a one and a half bowl sink and drainer. Integrated electric oven and hob with extractor hood over. Spaces for a fridge freezer and washing machine. Storage heater. Double glazed window to the rear aspect. Door to conservatory.

Sunroom - 11' 8" x 8' 1" (3.58m x 2.48m) Door to rear garden.

Inner Hallway - 10' 11" x 3' 2" (3.33m x 0.99m)

Dining Room - 10' 10" x 9' 7" (3.32m x 2.93m) Double glazed window to the front aspect. Storage heater. Wall light.

Bedroom One - 11' 4" x 12' 5" (3.46m x 3.8m) Double glazed windows to the front and side aspects. Door to the side aspects. Fitted wardrobes. Storage heater. Wall light.

W.C. - 5' 1" x 4' 11" (1.57m x 1.52m) Fitted with a low level wc and wash basin. Sliding wardrobe.

Bedroom Two - 9' 6" x 8' 0" (2.91m x 2.45m) Double glazed window to the rear aspect. Storage heater. Sliding wardrobe.

Bathroom / W.C. - 7' 11" x 5' 5" (2.42m x 1.67m) Fitted with a panelled bath, low level wc and a wash basin. Double glazed frosted window to the rear sun room.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

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.