



£1,100 per month
Hazel Street, Hazel Grove, Stockport, SK7 4JR



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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

A rather lovely, well proportioned and quirky two bedroom semi detached home WITH A DRIVEWAY AND GARAGE! The property is conveniently located for the amenities of Hazel Grove including local supermarkets, independent shops, restaurants and pubs. For the commuter, the A6 is located nearby. It is approximately half a mile to Hazel Grove Train Station.

Sorry, but no pets are allowed for this let.

Number 17 has been re-decorated and has new carpets.

Entering the property, you step into the lounge to the front. A door opens to the living room. Stairs lead to the first floor. Before taking the stairs, check out the remainder of the ground floor.

Beyond the living room, we think you'll love the kitchen diner arrangement with the kitchen open to a snug dining area complete with a breakfast bar.

On the first floor, you will find two good sized bedrooms and the stylish bathroom with a double ended bath.

Step outside to discover a good size court yard to the rear. To the side, there is a double driveway and a detached garage. Bonus!

We think you will love the kitchen/ diner arrangement to the rear too.

EPC: TBC

Deposit: £1200

Council Tax: B

Ground Floor

Living Room - 12' 8" x 11' 5" (3.88m x 3.49m) Double glazed window to the front and side. Feature cast iron fire place. Radiator.

Kitchen / Diner - 19' 9" x 14' 0" (6.04m x 4.27m) Dining area - Double glazed window to the side. Radiator. Under stairs storage cupboard. Breakfast bar.

The kitchen comprises a range of wall, drawer and base units. Roll top work tops incorporate a stainless steel sink and drainer. Integrated electric oven with gas hob and stainless steel extractor fan over. Spaces for further kitchen appliances. Double glazed bay window. Double glazed door leading out to the garden.

First Floor

First Floor Landing - 2' 9" x 4' 7" (0.85m x 1.41m)

Bedroom - 12' 9" x 13' 2" (3.89m x 4.02m) (max) Two double glazed windows. Radiator. Storage cupboard.

Bedroom - 14' 0" x 8' 10" (4.28m x 2.71m) (max)

Double glazed window. Radiator.

Bathroom / W.C. - 10' 10" x 4' 7" (3.31m x 1.41m) Fitted with a three piece suite comprising bath with shower over, low level wc and a wash basin. Part tiled walls. Tiled flooring. Double glazed window.

Exterior

Outside - To the front of the home is a paved double driveway. Which leads upto a garage. A timber gate gives pedestrian access down the side of the home to the rear.

To the rear is a good size paved garden enclosed by fencing. Outhouse.



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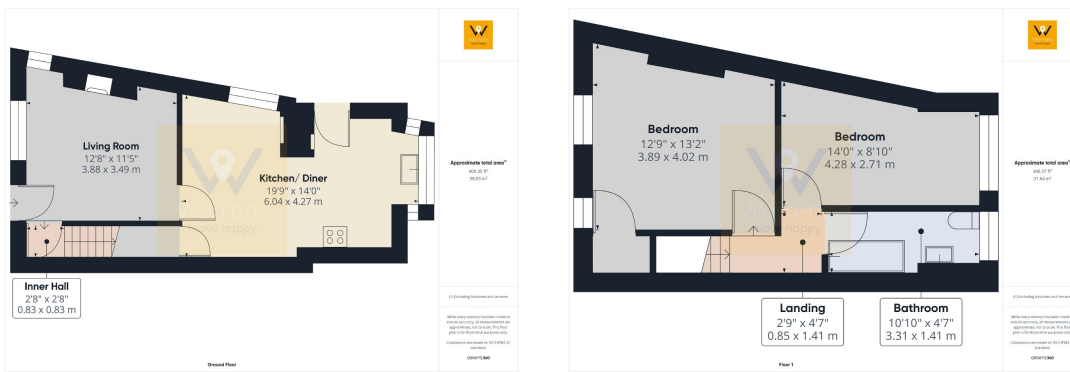
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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