



**£170,000**

Dorchester Road, Hazel Grove, Stockport, SK7 5HE



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If you are looking for well presented, conveniently located ground floor living in Hazel Grove for over 55's, then Grosvenor Lodge (situated on Dorchester Road) welcomes you. This home is offered for sale with no vendor chain. Bonus!

Occupying a favourable ground floor position, this attractive TWO BEDROOM APARTMENT takes advantage of a sliding patio door opening to the communal lawn garden. A drive to the side of Grosvenor Lodge leads to further communal grounds to the rear which incorporate residents parking, gardens and an area where you can dry your washing outdoors.

Enter the building through a communal entrance area. Step into the private entrance hall of number 4. A security entry system allows you let visitors in from the communal area at your discretion. There is a good size lounge which features a sliding door opening onto the communal lawn gardens. We understand that you may have a patio dining table and chairs here. Explore further and find a stylish kitchen (fitted in 2023), two bedrooms (one of which has served as a dining area) and a modern shower room/w.c..

Grosvenor Lodge is located on Dorchester Road and benefits from nearby local shopping facilities and good transport links.

If you seek independent ground floor living within a development that offers a warm community atmosphere, then this apartment is well worthy of a viewing. We look forward to hearing from you.

Council Tax: B

EPC: C

Service Charge: Currently £1693.71 per year (£141.14)

Ground Rent: 'Peppercorn'

## Ground Floor

**Entrance Hall - 10' 3" x 3' 9" (3.13m x 1.15m)** A timber door from the communal area opens to the entrance hall.

There is an airing cupboard and doors to the two bedrooms, the lounge and the good sized shower room/w.c. Electric heater.

**Living Room - 15' 6" x 10' 3" (4.73m x 3.13m)** A good size living room with the advantage of a sliding patio door opening to a paved patio area extending to the communal gardens. We understand you may have a small patio dining set here to enjoy Al Fresco dining occasions or time outside with a book when the sun has got his hat on!

Also in the lounge is a fire surround with an inset electric fire. A door from the lounge opens to the newly fitted kitchen.

**Kitchen - 6' 7" x 10' 4" (2.01m x 3.15m)** Fitted in 2023, the kitchen is fitted with attractive wall, base and drawer units. Work surfaces with tiled splash-backs. Single drainer sink unit. Ceramic hob. Electric oven. Space for a tall fridge freezer. There is a breakfast bar too which is set beneath a borrowed light window (bringing in light from the living room). Space for a washing machine.

**Bedroom - 12' 9" x 7' 10" (3.89m x 2.39m)** A double bedroom with a double glazed window looking out to the communal garden and Dorchester Road beyond. Electric heater.

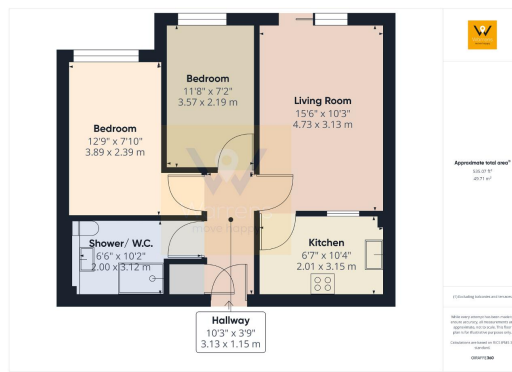
**Bedroom - 11' 8" x 7' 2" (3.57m x 2.19m)** Double glazed window looking out to the communal garden and Dorchester Road beyond. Electric heater.

This room is presently purposed as a dining room.

**Shower room/W.C. - 6' 6" x 10' 2" (2m x 3.12m)** A contemporary style, good size shower room with a well proportioned shower cubicle, a low level w.c. and a wash hand basin housed in a vanity unit incorporating a cupboard. Fully tiled walls. Chrome effect heated towel rail.

**Outside -** There are communal lawn gardens. A drive to the side of Grosvenor Lodge leads to further communal grounds to the rear which incorporate residents parking, gardens and an area where you can dry your washing outdoors.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	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](mailto:enquiries@warrensonline.co.uk).