

Guide Price **£325,000**
Sandown Road, Hazel Grove, Stockport, SK7 6NX

Be captivated by the scope here at number 103, a THREE BEDROOM LINK DETACHED HOME which is proudly placed on a corner position on the well regarded 'Racecourse' Development.

We understand this home was a happy harbour for its owners for over 40 years. Bursting with potential, the property is ready for its next chapter. With fresh eyes and renewed vigour this could be the special place which you call home.

Walk up the drive to the front door. Cross the threshold into the entrance hallway with staircase leading to the first floor. The hall provides access to the spacious living room to the rear or to the basic, but functional kitchen to the front. Also off the hall, there is a downstairs w.c.

The dining room can be accessed from the kitchen or the living room. When you see the floor plan, you might imagine knocking the kitchen area through to the dining room. The more ambitious will be considering an extension utilising the corner plot.

Back to the hall and up the stairs to the landing with doors to the three well proportioned bedrooms and the bathroom/w.c.

Outside, to the front of the property there is driveway which extends to the side of the property leading to the garage.

The gardens extend to three sides and are laid predominantly to lawn. Part of the garden within the corner plot is fenced off; we understand it kept this part of the garden pet friendly!

The property is within easy reach of the many amenities of Hazel Grove, transport links and schools. A small parade of shops including a convenience store are situated around the corner on Chepstow Drive.

If you're the outdoorsy type, aside the good size garden at 103, Torkington Park is about a mile away, whilst Lyme Park is about five miles away. Excite your senses (and maybe those of your four legged friend) here with walks in the green, open space afforded by this National Trust Park.

Please get in touch to arrange a viewing and let your imagination run wild.

Tenure: Freehold subject to a perpetual yearly rentcharge of £18.00

EPC: TBC

Council Tax Band: D

Ground Floor

Entrance Hallway - 6' 2" x 13' 4" (1.9m x 4.07m) The home is accessed via a timber glass panelled door into the hallway. Storage cupboard. Radiator. Stairs to first floor.

Living Room - 10' 2" x 16' 4" (3.12m x 4.99m) (width increases)
Sliding door to the rear garden. Gas fireplace. Radiator. Sliding doors through to dining room.

Dining Room - 9' 8" x 9' 2" (2.95m x 2.81m) Window to the front aspect. Radiator.

Kitchen - 8' 2" x 9' 1" (2.5m x 2.78m) Fitted with wall, drawer and base units. Roll top work surfaces incorporate a sink and drainer. Spaces for a gas cooker, fridge freezer, washing machine and dishwasher. Boiler. Window to the front aspect.

First Floor

First Floor Landing - 6' 1" x 11' 5" (1.87m x 3.49m) Window to the side elevation. Loft access point. Airing cupboard.

Bedroom - 10' 7" x 11' 8" (3.24m x 3.56m) Window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom - 9' 8" x 11' 5" (2.95m x 3.5m) Window to the front elevation. Fitted wardrobes. Radiator.

Bedroom - 8' 3" x 8' 4" (2.52m x 2.56m) Window to the front elevation. Fitted wardrobes. Radiator.



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Bathroom / W.C. - 7' 5" x 5' 5" (2.27m x 1.67m) Fitted with a three piece suite comprising panelled bath with electric shower over, low level wc and a wash basin. Shaver socket. Radiator. Tiled walls. Frosted window to the side elevation.

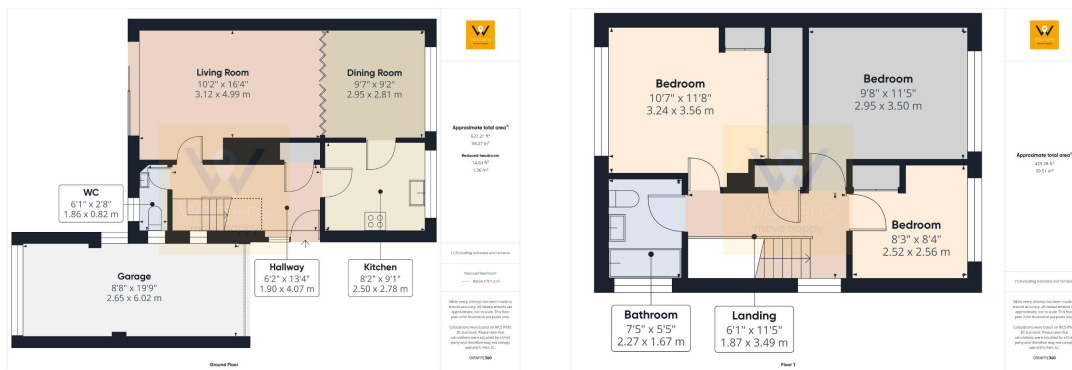
Exterior

Attached Garage - 8' 8" x 19' 9" (2.65m x 6.02m) Up and over garage door. Window to rear. Door to side.

Outside - Outside, to the front of the property there is driveway which extends to the side of the property leading to the garage.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 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.