



## London Road, Hazel Grove, Stockport, SK7

Three Bedrooms

uPVC Double Glazing & Gas Central Heating

Convenient Location

Extended Kitchen

Two Reception Rooms

Off Road Parking & Lawn Garden

Three bed roomed traditional semi detached property with extended kitchen, no vendor chain, located opposite Torkington Park and within walking distance of the train station, village shops and amenities and on the main bus route. The property comprises of entrance hall, two reception rooms, extended kitchen, landing, three bedrooms, bathroom and separate W.C.. Outside there are lawned gardens and off road parking.

Asking Price

**£189,950**

[www.iantonge.co.uk](http://www.iantonge.co.uk)

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## Entrance Hall

6'5" (1m 95cm) x 13'5" (4m 8cm)

Entrance door, radiator, timber floor, storage cupboard housing central heating boiler and meters, electric box.

## Lounge

11'4" (3m 45cm) x 11'4" (3m 45cm)

uPVC double glazed bay window to the front aspect, radiator, brick fireplace, power points, through room to dining room.

## Dining Room

11'4" (3m 45cm) X 10'7" (3m 22cm)

Patio doors leading to the rear garden, open fireplace, timber floor, power points.

## Kitchen

17'6" (5m 33cm) x 6'5" (1m 95cm)

uPVC double glazed windows, basic range of fitted wall and base units, work tops, stainless steel drainer, plumbed for washing machine, space for cooker, splash back wall tiles, door to garden, power points.

## Landing

uPVC double glazed window to the side aspect, loft access, spindle balustrade.

## Bedroom One

10'8" (3m 25cm) x 11'4" (3m 45cm)

uPVC double glazed window to the front, radiator, fitted wardrobes, timber floor, picture rail, power points.

## Bedroom Two

10'8" (3m 25cm) x 10'7" (3m 22cm)

uPVC double glazed window to the rear aspect, timber floor, radiator, power points.

## Bedroom Three

6'6" (1m 98cm) x 6'4" (1m 93cm)

uPVC double glazed window to the front aspect, radiator, power points.

## Bathroom

6'4" (1m 93cm) x 5'9" (1m 75cm)

uPVC double glazed window to the rear aspect, panel bath with screen and mixer tap, pedestal wash basin, radiator, tiled walls.

## Separate W.C.

uPVC double glazed window, low level W.C.

## Outside

To the front aspect there is off road parking to the front and side aspect. The rear garden is enclosed and mainly lawned with patio area.

## Agents Notes

## Directions

From: Ian Tonge Property Services (Hazel Grove Sales - SK7 4DJ) To: SK7 4RD. 0.5 mi (3 mins). Turn right onto London Rd/A6 - Destination will be on the right opposite Torkington Park.

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