



40, Denbigh Close, Hazel Grove,
Stockport SK7 5NJ

Two bed c1960's detached bungalow occupying good size plot on the fringe of this most popular of residential developments off Jackson's Lane.

Guide Price: £



SUMMARY:

Two bed c1960's detached bungalow occupying good size plot on the fringe of this most popular of residential developments off Jackson's Lane. GFCH and double glazing. Although in need of a programme of modernisation it affords great scope to improve, extend and/or remodel to one's own taste and needs over time (subject to any necessary planning and building regulation approval). Briefly comprises hall, kitchen, living room, inner hall, two bedrooms (one robed) and bathroom/wc with shower. Detached garage with long driveway/hardstanding. Large, lawned garden to rear enjoying a south-westerly aspect. Immediate vacant possession is available with no onward chain.

GROUND FLOOR

ENTRANCE HALL

2.16m x 1.73m (7'1" x 5'8") max. Double glazed and leaded front door and window, cupboards housing meter and gas CH boiler, radiator, cornice.

KITCHEN (SIDE)

3.2m x 2.16m (10'6" x 7'1") max. Base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integral cooker of electric oven/grill and gas hob with extractor hood over, integral fridge and freezer, plumbed for automatic washing machine, double glazed window and door to outside.

LIVING ROOM (FRONT)

4.83m x 3.71m (15'10" x 12'2") max. Double glazed and leaded bow window, smaller double glazed and leaded window to side, hole-in-the-wall fireplace with inset electric coal effect fire and marble surround, radiator, CH thermostat.

INNER HALL

Cloaks/storage cupboard, access to loft space.

BEDROOM 1 (REAR)

4.65m x 2.72m (15'3" x 8'11") max into built-in wardrobes and cupboard, double glazed window, radiator, cornice.

BEDROOM 2 (REAR)

3.18m x 2.69m (10'5" x 8'10") max. Double glazed sliding patio door and window to rear garden, radiator.

BATHROOM/WC

2.21m x 1.83m (7'3" x 6'0") max. Panelled bath with electric shower over, pedestal wash hand basin, low level wc, tiled walls, double glazed window, radiator, ceiling downlighters, extractor fan.

OUTSIDE

GARAGE

5.49m x 2.92m (18'0" x 9'7") max. Detached concrete section garage with metal up and over door.

GARDENS

Good size corner plot enjoying south westerly aspect to the rear. Large lawned rear garden with borders and planted beds, evergreens, greenhouse, timber shed, cold water tap, flagged patio. Lawned front garden. Long concreted driveway/hardstanding.

TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is D. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is D. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

