



8, Oak Street, Hazel Grove, Stockport SK7 4EJ

Two bed (plus box room) Victorian period middle terrace cottage property situated at the heart of the village centre. No onward chain.

Guide Price: £



SUMMARY:

Two bed (plus box room) Victorian period middle terrace cottage property situated at the heart of the village centre; very close to amenities including railway station. GFCH, double glazing. Briefly comprises: to the ground floor, a living room, breakfast kitchen, utility room, adapted 'wet room' with electric shower and wc. To the first floor, two double bedrooms and box room. Small, well enclosed patio/yard to rear. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR

SITTING ROOM

3.63m x 3.63m (11'11" x 11'11") max. Double glazed and leaded composite front door, double glazed windows, contemporary fireplace with inset living flame 'coal effect' gas fire, radiator, built-in cupboards to one chimney breast recess housing meters, wall light points.

BREAKFAST KITCHEN

3.66m x 1.85m (12'0" x 6'1") max. Base and wall cabinets, stainless steel sink unit with mixer tap, work surfaces, gas cooker point, radiator, double glazed window, suspended and illuminated ceiling, understairs pantry, door to outside rear, squared opening to utility and shower room/wc, staircase to first floor.

UTILITY ROOM

2.74m x 2.08m (9'0" x 6'10") max. Double glazed window, wall cupboards, plumbed for automatic washing machine, wall mounted gas CH boiler, sliding door to:-

SHOWER ROOM/WC

2.72m x 1.22m (8'11" x 4'0") max. 'Wet room' with white and chrome suite of adapted shower compartment with electric shower, wash hand basin, low level wc, part tiled walls, double glazed window, radiator, extractor fan, wall mounted blow heater.

FIRST FLOOR

BEDROOM 1 (REAR)

4.72m x 2.69m (15'6" x 8'10") max. 'L' shaped, double glazed window, radiator, bulkhead cupboard, access to loft space.

BEDROOM 2 (FRONT)

3.66m x 3.1m (12'0" x 10'2") max. Double glazed window, radiator, door to boxroom/study/bedroom 3.

BOXROOM/STUDY/BEDROOM 3

3.66m x 1.55m (12'0" x 5'1") max. Double glazed window.

OUTSIDE

GARDEN

Well enclosed rear yard/patio, cold water tap, timber shed, side ginnel and gate to front.

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 A. 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

