



*jordan fishwick*

Carlton Place Hazel Grove Stockport



## Carlton Place Hazel Grove Stockport SK7 6AG

£485,000



### The Property

Jordan Fishwick are delighted to bring to market this exceptional detached three double bedroom property. Beautifully refurbished during the current vendors' tenure, the property has been transformed into a modern and stylish family home, finished to a high standard throughout. In brief, the accommodation comprises a modern fitted kitchen and a well-designed open-plan living/dining space that truly embraces family living. This bright and welcoming area has been carefully updated to create a practical yet elegant heart of the home. There is an integral garage providing excellent storage space and useful access through to the rear garden and finally, a contemporary downstairs WC completes the ground floor. To the first floor are three generously sized double bedrooms, with the impressive principal bedroom benefitting from an elegant en-suite featuring a freestanding bath, walk-in shower, and twin his-and-hers sinks. The family bathroom has also been refitted and now offers a stylish P-shaped bath with shower over. Externally, to the front of the property, a driveway offers off-road parking for two vehicles. To the rear, the low-maintenance walled garden has been thoughtfully transformed to create a private and elegant outdoor space. It features a composite decked area and artificial turf with chipping green, combining style with practicality to provide an attractive and easy-to-maintain garden.




- Beautifully Appointed Detached Family Property
- Three Double Bedrooms
- Master Bedroom with En-suite
- Integral Garage
- Re-designed Kitchen
- Open Plan Living/Dining Area
- Off-Road Parking
- Beautiful Walled Garden

**Postcode** SK7 6AG

**EPC Rating** C

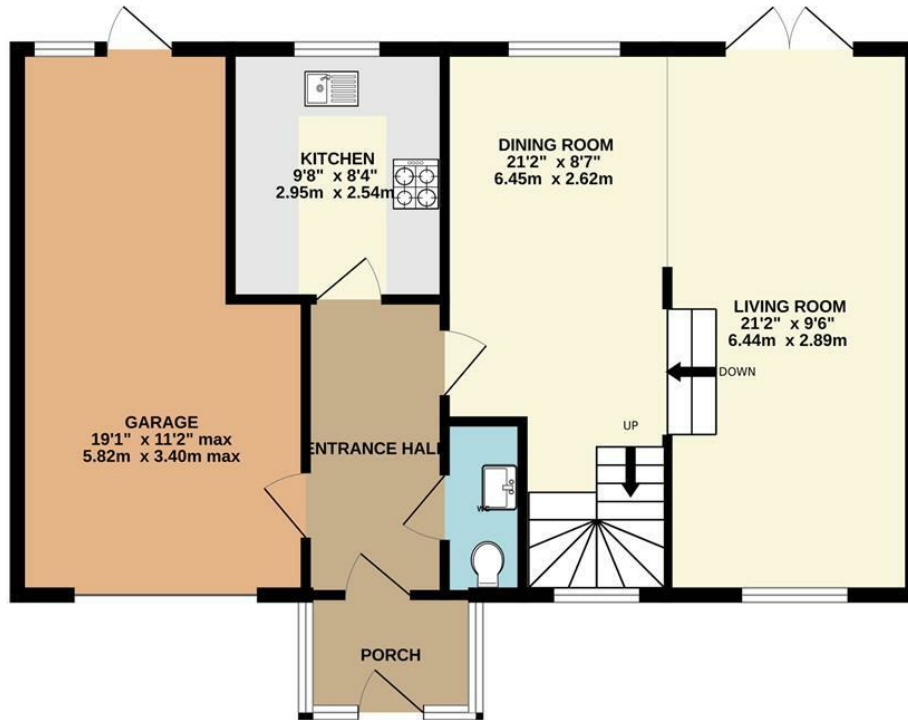
**Local Authority** Stockport

**Council Tax** F

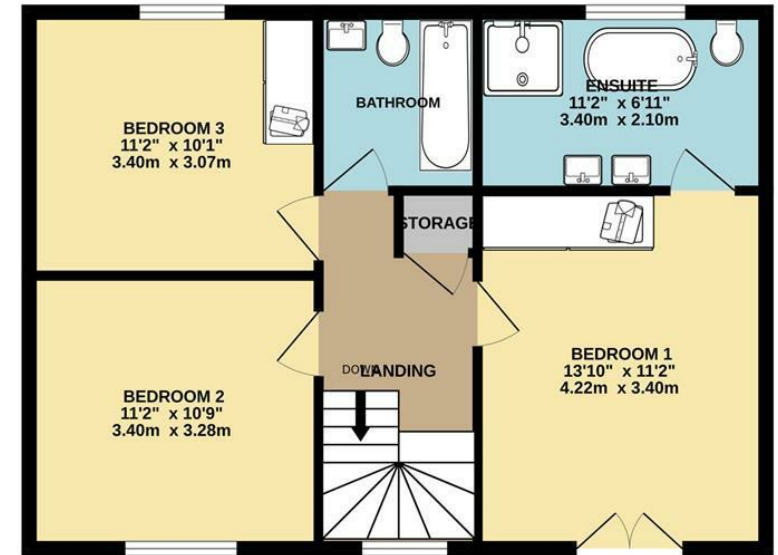
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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