

## 2 bed semi-detached house to buy in SK7

Hazelwood Road, Hazel Grove, Stockport, Greater Manchester, SK7 4LZ

**£150,000** Starting Bid

 x2  x1  x1

Tenure  
**Freehold**

Driveway parking

## Property features

- ✓ TWO DOUBLE BEDROOM SEMI DETACHED HOME BEING SOLD VIA 'SECURE SALE'
- ✓ LIMITED LENDING
- ✓ SHORT WALK TO TORKINGTON
- ✓ IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This two-bedroom semi-detached property presents an excellent opportunity for buyers looking to undertake a full renovation project and add value.

Upon entering the property, you are welcomed by an entrance hallway with stairs leading to the first floor. To the ground floor, there is a lounge which leads through to the kitchen. The kitchen is in need of complete replacement, offering a blank canvas for redesign to suit individual tastes and requirements.

To the first floor, there are two well-proportioned double bedrooms and a family bathroom. The bathroom also requires full refurbishment, providing further scope for improvement.

Externally, the property benefits from a tiered rear garden, offering potential for landscaping, and a driveway to the front providing off-road parking.

This property is ideally suited to investors or buyers seeking a project, with great potential to create a desirable home.

Please note we have been advised there may be Japanese Knotweed in the area that grows onto the garden. Buyers should make their own enquiries prior to bidding.

Tenure- Leasehold with £12 yearly charge

Council Tax- B

EPC- D

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £150,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Hazelwood Road, Hazel Grove, Stockport, Greater Manchester, SK7 4LZ

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

