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HAZEL GROVE

CHESHIRE

AN END MEWS STYLE HOUSE SET WITHIN A PLEASANT ESTABLISHED SMALL RESIDENTIAL DEVELOPMENT WITH EASY ACCESS TO ALL LOCAL AMENITIES.



34 CARLTON PLACE,
HAZEL GROVE,
SK7 6AG

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

34 CARLTON PLACE, HAZEL GROVE, SK7 6AG

This end mews style house offers appealing easily managed accommodation and is set within a pleasant small residential development on the south easterly side of Hazel Grove with good local amenities close by.

Constructed with brick elevations under a tiled roof, it stands in pleasant gardens. The front is of the open plan design with a reserved car parking space in a forecourt residents parking area. The rear garden is walled and fenced affording privacy, there is a lawn, borders and garden shed.

The accommodation has gas fired central heating with a modern combi boiler. There are double glazed windows.

In detail the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL	Quarry tiled floor with mat well. Entrance door with feature leaded lights. Central heating radiator.
LOUNGE	14'3" (4.35m) x 13'3" (4.03m) across bay. Light oak and marble style fireplace with living flame coal effect gas fire, dado rail. Two central heating radiators.
DINING ROOM	10'4" (3.16m) x 7'9" (2.35m) Store cupboard under stairs. Double glazed patio doors to garden. Central heating radiator.
KITCHEN	10'4" (3.16m) x 7'9" (2.35m) Fitted units incorporating a white asterite sink, cupboards and drawers with work surfaces, wall cupboards 'Glow-worm' wall mounted gas fire combi central heating/hot water boiler with plumbing for washing machine, electric cooker point.

FIRST FLOOR

LANDING	
BEDROOM 1	13'9" (4.20m) x 8'1" (2.46m). Central heating radiator.
BEDROOM 2	9'10" (2.99m) x 8'1" (2.45m) Fitted wardrobes and cupboards over bed area. Dressing table with cupboards and drawers below. Central heating radiator.
BEDROOM3	8'0" (2.45m) x 5'10" (1.78m). Central heating radiator.
BATHROOM	Panelled bath, pedestal wash basin and W.C – low level suite Extractor fan. Central heating radiator.

SERVICES

All main services are laid on and connected.

COUNCIL TAX BANDING

'C'

TENURE

To be confirmed.

VACANT POSSESSION UPON COMPLETION

PRICE

£146,500

VIEWING

By appointment with the AGENTS Michael Hart and Company.

DIRECTIONS

From London Road, Hazel Grove travel along the A6 in the direction of Buxton and after passing Rising Sun Public House, on the right hand side, Carlton Place will be found on the left hand side after about a quarter of a mile.

ENERGY RATINGS

PS AEABK

Visit our website at www.michael-hart.co.uk

SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

