



Bramhall Moor Lane | Hazel Grove, Stockport | SK7 5BN

EDWARD
mellor



Features

- Amazing Size Maisonette
- 2 Double Bedrooms
- Accommodation Over 2 Floors
- No Onward Chain
- Communal Gardens & Parking

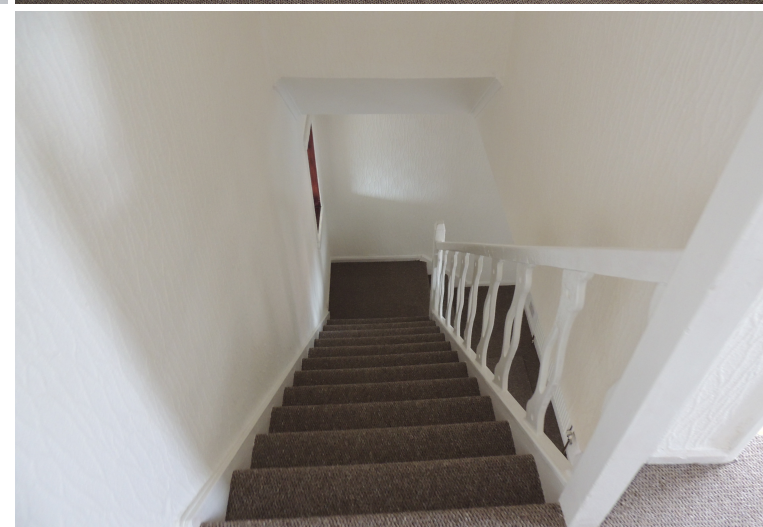
An incredible size, 2 double bedroom maisonette which enjoys accommodation over 2 floors and can only be truly appreciated by way of an internal inspection. The property is perfectly situated within walking distance of local amenities in Hazel Grove and will be ideally suited to either a First Time Buyer looking to get

on the property ladder or a Buy To Let Investor given its proximity to Stepping Hill Hospital with a potential yield of 6/7%. The property has the distinct advantage of being sold with no onward chain and has been freshly decorated and re-carpeted to make this amazing size home "ready to move into". In addition, there are good

size communal lawned gardens, residents parking, security entry system whilst the property also benefits from UPVC double glazing and gas central heating. Outstanding value for money. Viewing highly recommended.



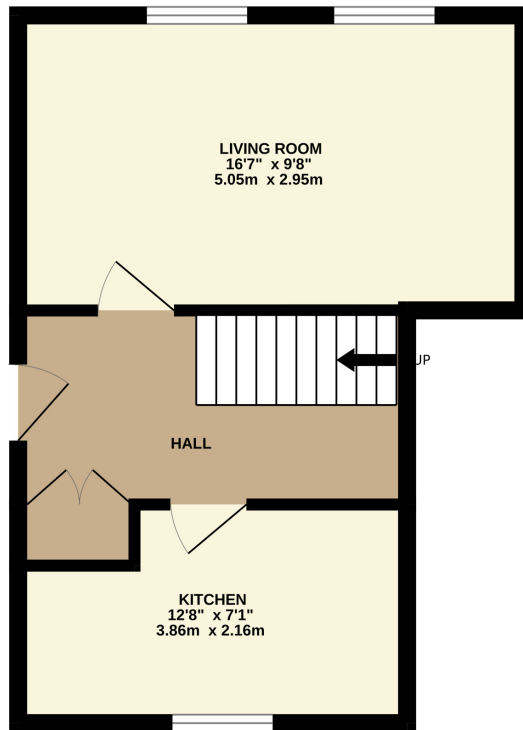
As previously mentioned, the property enjoys a convenient location within close proximity of shops, schools, transport links and Stepping Hill Hospital. The accommodation on offer briefly comprises : communal entrance hall with security entry system and stairs to the first floor, private entrance hall with stairs to the upper floor and providing access to an impressive 16'7 living room and fitted kitchen. To the upper floor a landing leads to 2 amazing size double bedrooms and a 3 piece family bathroom suite. Communal parking can be found to the rear of the complex together with pleasant communal lawned gardens.



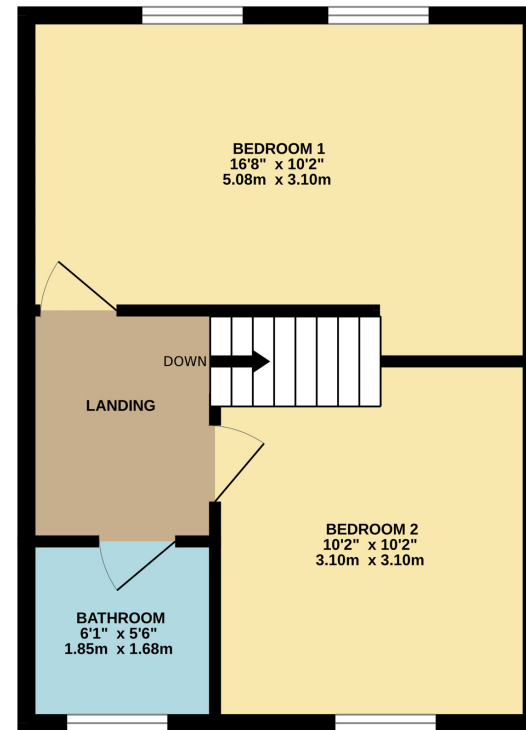
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

FIRST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



2ND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

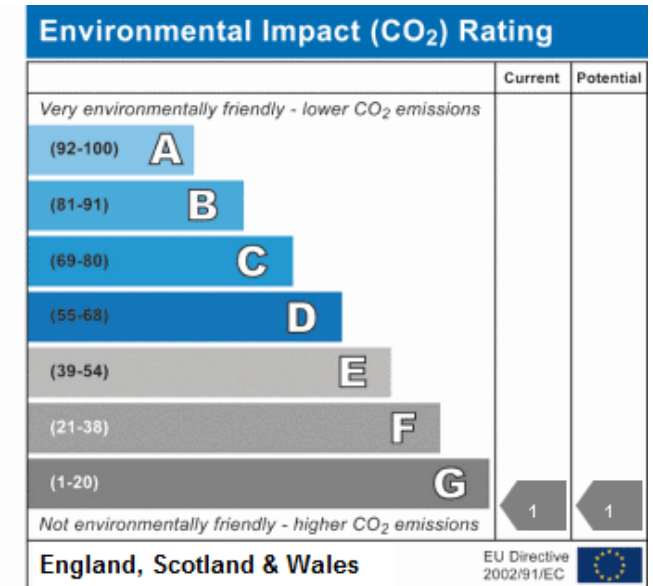
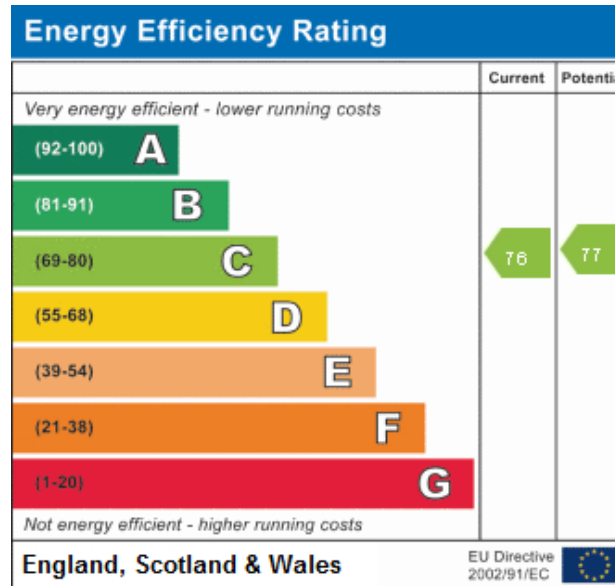
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Important Information

- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease : 216 Years
- Annual Service Charge: £600

EPC Rating



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