



## Redcar Close, Stockport, SK7

**£400,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 5

Housesimple is offering for sale this stunning five bedroom detached property in this sought after area of Hazel Grove benefiting from its proximity to local amenities such as Torkington Park, good schools and excellent transport links. The house sits on a prime plot being at the end of a cul

### Key features:

- Five Bedrooms
- Immaculate Throughout
- Ensuite Wet Room
- Popular Location
- Superb Cul-De-Sac Position
- Modern Kitchens and Bathrooms

## Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band E (£2343.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



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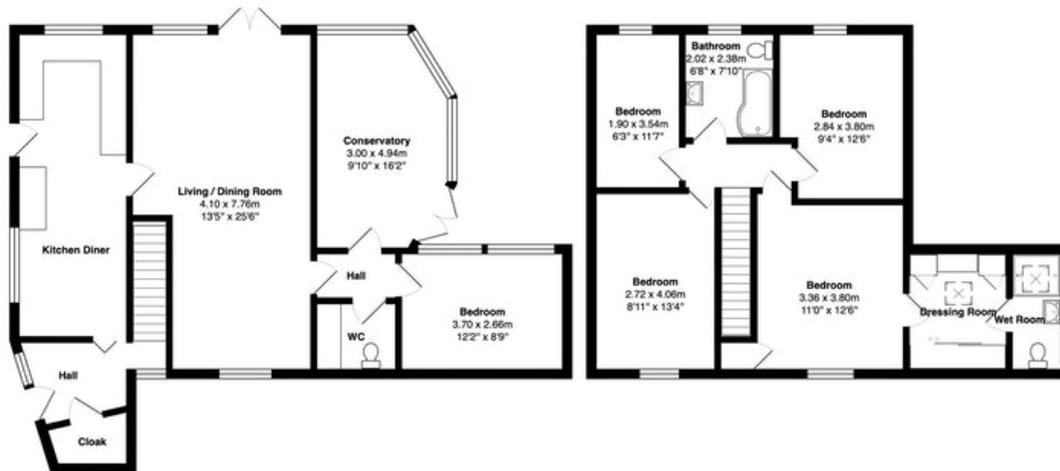
The house sits on a prime plot being at the end of a cul-de-sac and being situated in the corner, this ensures that this house has a superb private enclosed garden that has been well maintained and landscaped by the current owners, a superb spot to enjoy the warmer months. To the ground floor there is a recently fitted stylish kitchen diner with integrated appliances. This room benefits from a window overlooking the garden and has a side door to give access to the garden and the separate detached garage (ideal for extra storage). Also on the ground floor is a living/dining room that spans the depth of the house with patio doors out onto the garden and wood burning stove. Through the living room, there is a small hallway which leads into a conservatory, WC / Utility Room and bedroom. This extra space and room downstairs could be ideal for use as an annex for relatives or older children.

Upstairs there is a modern family bathroom with p-shaped bath plus four bedrooms, the master enjoying a stunning dressing room and walk-in wet room, both illuminated from stylish Velux windows. Bedrooms 2 & 3 also benefit from built in storage with modern sliding doors.

This home has been upgraded throughout to a high specification finish and is ready for any new owner to move straight in. In a sought after location, with amenities and transport links moments away.

Call or click to book a viewing.

Floor plan:



Total Area: 151.0 m<sup>2</sup> ... 1625 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

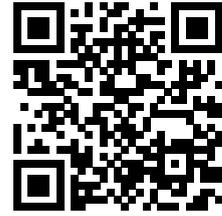
Energy Performance Certificate:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		75
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	49	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		73
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	47	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

## MISREPRESENTATION ACT, 1967.

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