



45 Chester Road, Hazel Grove, Stockport, SK7 5NU

This two-bedroom end-terrace property is situated on the ever-popular Chester Road in Hazel Grove and presents an excellent opportunity for buyers looking for a full renovation project.

The accommodation begins with an entrance leading directly into an open-plan lounge/diner, offering plenty of potential to create a modern and versatile living space. The dining area flows through to the kitchen, which is fitted with a range of base and eye-level units, worktop space, and room for white goods. The kitchen also provides access to the rear garden.

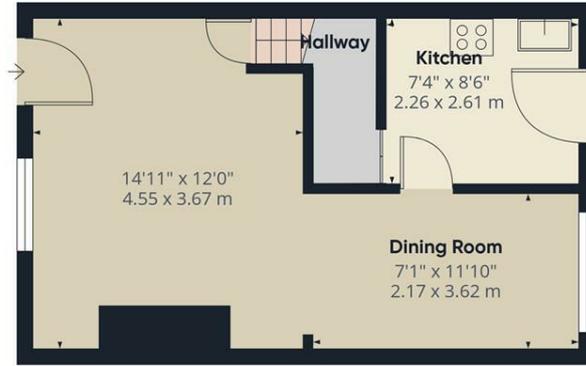
To the first floor, the property comprises two well-proportioned bedrooms and a bathroom, fitted with a bath with shower over, wash basin, and WC.

Externally, the property benefits from a small patio area to the front, while to the rear there is a patio area leading onto a lawned garden, offering good outdoor space with scope for improvement. outlook.

Overall, this property is ideal for investors or buyers looking to put their own stamp on a home in a sought-after location.

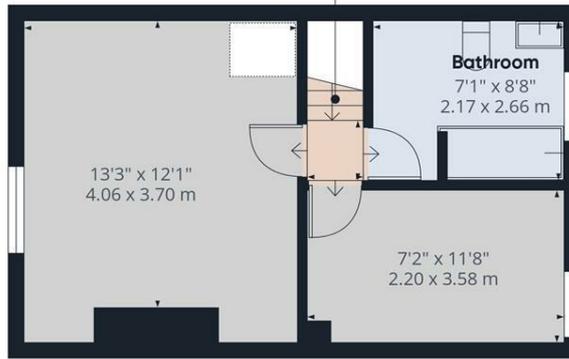
- ***** NO CHAIN *****
- **Two Bedroom End-Terrace**
- **Open-Plan Kitchen/Diner**
- **Garden To Rear**
- **Popular Location**
- **Close To Hazel Grove Train Station**

£200,000



Floor 0

Landing
2'6" x 2'6"
0.78 x 0.78 m



Floor 1



Approximate total area^m
665 ft²
61.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	