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# CHARLES LOUIS

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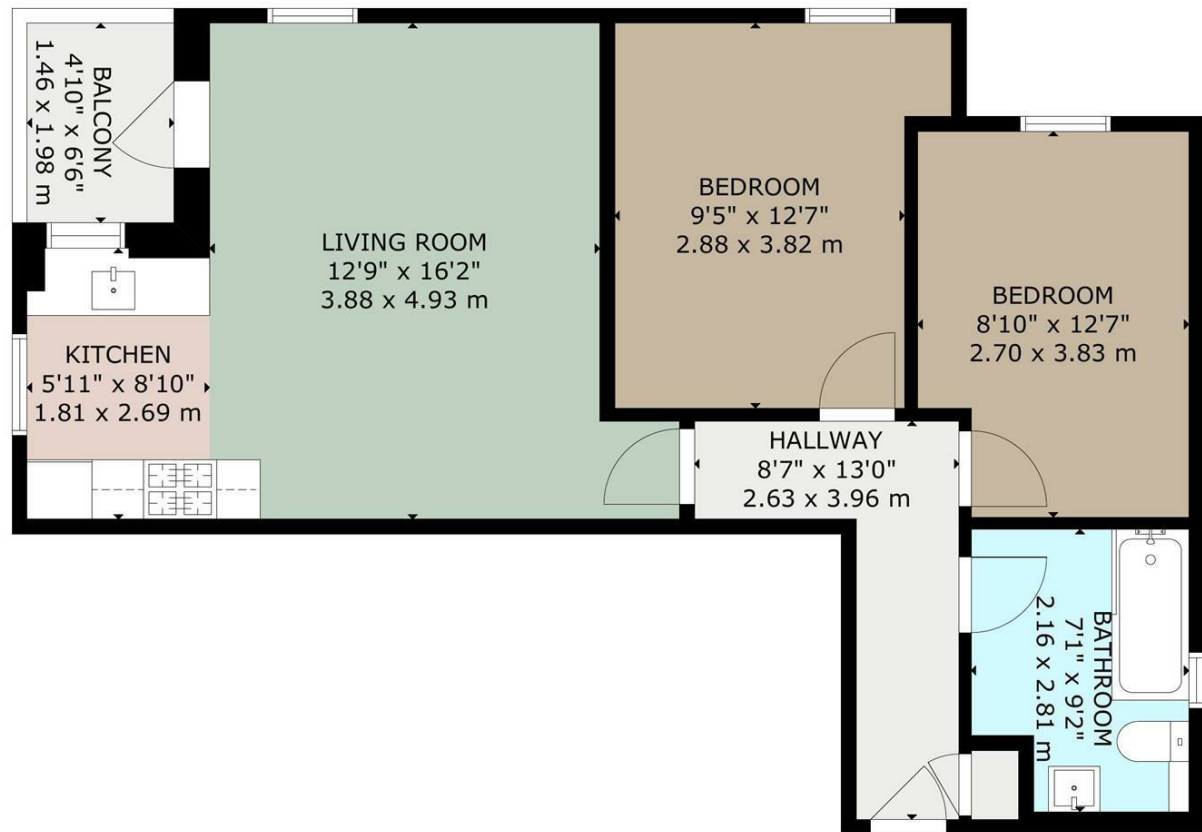
## Apartment Three 53 London Road Hazel Grove, Stockport, SK7 4AX

Price guide £170,000



- Well Presented Two Bedroom Apartment
- Open Plan Living Room & Kitchen
- Sold With No Chain
- Close To All Local Amenities, Metrolink & Motorway Links

- Located In A Well Sought After Area, Close To Stepping Hill Hospital
- Gas Central Heating & Double Glazing Throughout
- Parking & Balcony With All Apartments
- A Must See!!! To Appreciate Size & Location of Apartments

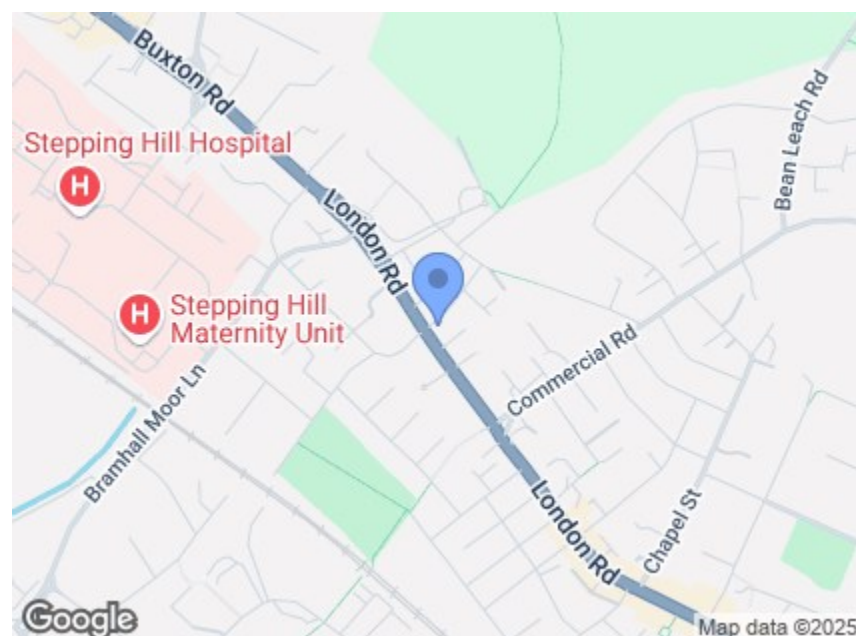


GROSS INTERNAL AREA  
TOTAL: 60 m<sup>2</sup>/645 sq ft  
FLOOR 1: 60 m<sup>2</sup>/645 sq ft  
EXCLUDED AREA: BALCONY: 3 m<sup>2</sup>/31 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode - SK7 4AX What three words -  
///slimy.every.facing



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	78		

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

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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.

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# Apartment Three 53 London Road

Hazel Grove, Stockport, SK7 4AX

**\*\*TWO BEDROOM FIRST FLOOR APARTMENT\*\*SOLD WITH NO CHAIN\*\*LOCATED IN A WELL SOUGHT AFTER AREA\*\* Charles Louis Homes are pleased to bring to the market this two bedroom apartment, located in Hazel Grove, Stockport. Situated in close proximity to the hospital and local amenities, the apartments offer convenience for residents. Additionally, its easy access to the motorway facilitates transportation to the wider area, enhancing its appeal for both residents and potential investors**

In summary, the apartments comprise of open plan living room and kitchen, bathroom, two bedrooms and a balcony. The property also comes with parking. A Must See!!! To appreciate size and location of property.

## Hallway

8'7 x 13'0 (2.62m x 3.96m)

Leads to living room/kitchen, bedrooms and bathroom

## Living Room

12'9 x 16'2 (3.89m x 4.93m)

With uPVC patio doors onto the balcony and open aspect to the kitchen, it has laminate wood effect flooring, inset ceiling spot lights, radiator, TV point, telephone point and power points

## Kitchen

5'11 x 8'10 (1.85m x 2.69m)

Laminate wood effect flooring, a range of wall and base units with contrasting work surfaces, inset sink with drainer, built in electric oven, gas hob with overhead extractor, space for a fridge freezer, and plumbing for a washing machine.

## Balcony

4'10 x 6'6 (1.47m x 1.98m)

## Bedroom One

9'5 x 12'7 (2.87m x 3.84m)

Inset ceiling spot lights, radiator and power points

## Bedroom Two

8'10 x 12'7 (2.69m x 3.84m)

Inset ceiling spot lights, radiator and power points

## Bathroom

7'1 x 9'2 (2.16m x 2.79m)

Partially tiled, comprising of a three piece white bathroom suite including a panel enclosed bath with overhead thermostatic shower, low flush WC and a hand wash basin with pedestal.