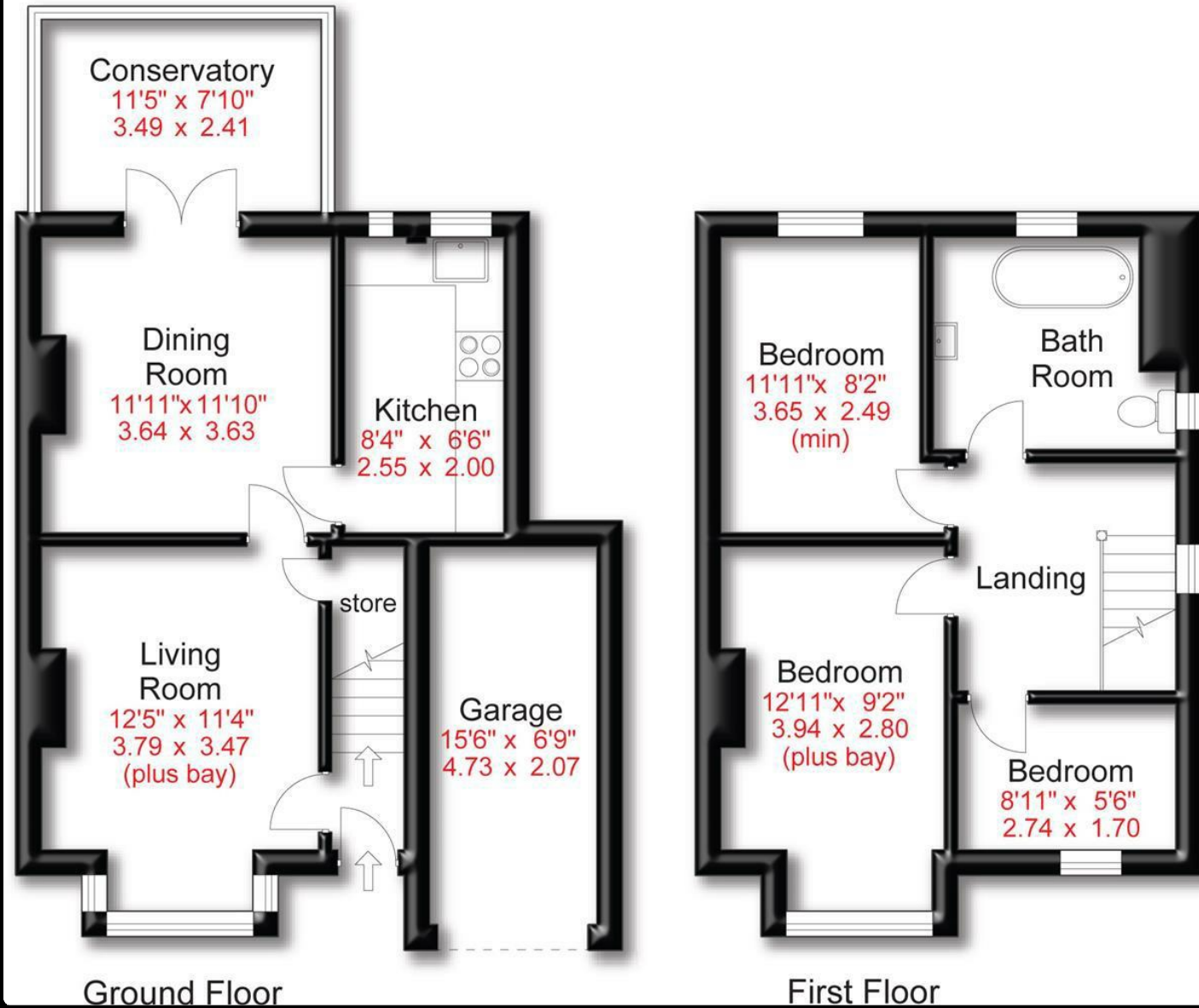


Approx Gross Floor Area = 1024 Sq. Feet
(Excluding Garage) = 94.92 Sq. Metres



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Beech Avenue | Hazel Grove
Asking Price £295,000



240 Wellington Road South | Stockport | SK2 6NW
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SALES & LETTINGS

Bedrooms 3

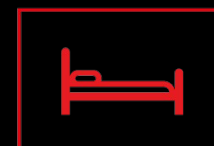
Bath 1

Reception 2

Parking here

Area
1024.00 sq ft

Type here



- 3 Spacious Bedrooms
- Open-plan Dining area
- Off Road Parking

- Modern Family Bathroom
- Fantastic Garden Space
- Attached Garage

This well presented Three Bedroom semi-detached property comprises of a spacious living area to the left of the property upon entrance, following through to an open dining space, with a conservatory to follow at the end, offering great levels of space and natural lighting to further make this part of the home stand out. A modern kitchen is offered to the right of the dining area, with plenty of worktop space and space for white goods, allowing for a very practical kitchen. The garden of this property is eye-catching, with the size of this garden allowing space for multiple outdoor seating areas, activities and flower beds to further make this outdoor space catch the eye. A large garage attached to this property is also included, allowing for space to store a car within, or to be used for storage purposes alone. Off-road parking is offered from the driveway, allowing space for a single car, however street parking outside the property is also available.

Heading up to the First Floor, two sizable Double Bedrooms are located on the left-hand side of the property, with a further bedroom found at the front of the property, contributing more than enough room for a single bed, as well as space for units. A beautifully modernized Family Bathroom presents a tiled finish, and comprises from a large bath with a shower head found above. This property has excellent potential, presenting the option to extend both at the side and at the back thus potentially suiting both a couple or a growing family.

The location of this property includes Hazel Grove Bowling and Tennis Club being found behind, as well as Hazel Grove Train Station within a 5 minute walk, allowing great access into Manchester for all commuters, or to enjoy what the City Center has to offer.

A viewing is highly recommended for this fantastic property, so please contact us on 0161 480 0099 enquiries@hibberthomes.com to arrange one.

Council Tax Band - C
EPC Grade - E

