





**HIBBERT  
HOMES**

SALES & LETTINGS

Lavenham Close | Hazel Grove

Price Guide £450,000

Bedrooms 3


Bath 2


Reception 2


Off Road Parking


Area  
1073.00 sq ft


CHAIN FREE




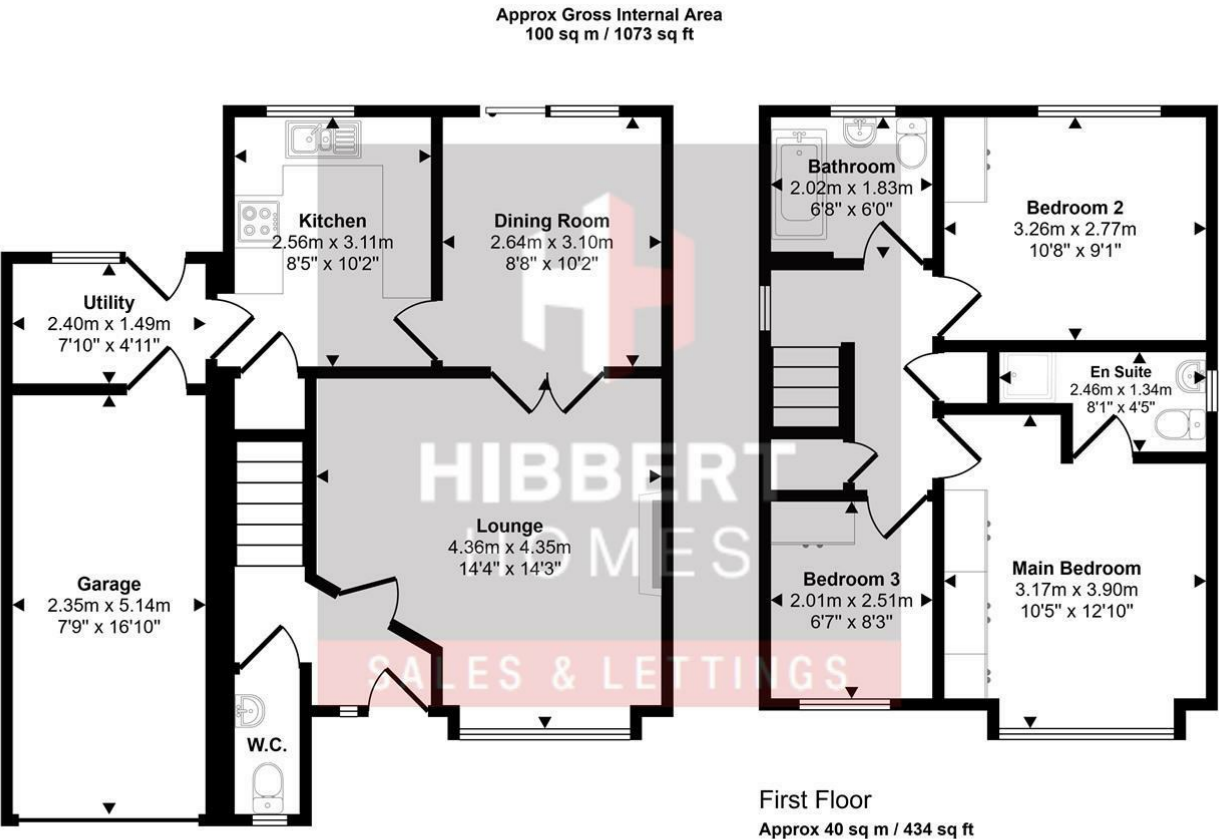















This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 



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- CHAIN FREE
- SPACIOUS LIVING
- WELL-PRESENTED GARDEN
- ATTACHED GARAGE
- GREAT SCOPE FOR EXTENSION
- THREE BEDROOMS
- OFF-ROAD PARKING

Hibbert Homes are pleased to bring to the market this excellent Three Bedroom detached home, located on Lavenham Close, Hazel Grove. This property boasts ample space throughout, and is situated in an excellent catchment for great schools such as Norbury Hall Primary School and Hazel Grove High School. This property offers off-road parking, a large attached garage ideal for storage purposes, and has brilliant potential to extend too.

This property comprises from a spacious living room with an original fire place, with a separate dining room, and kitchen with in-built appliances, shared with a useful utility/washer room. Heading upstairs, this home presents three bedrooms, two of which are large doubles, with the third bedroom acting as a great space for a potential home office. A large main bathroom with a bath and shower head over top is found on this floor too.

The home offers a brilliant garden, with high levels of greenery generating excellent levels of privacy across all areas, with plenty of sunlight being attracted onto this space too.

This property is sold CHAIN FREE and is an excellent opportunity for those looking for somewhere with great scope and potential to improve even further!

Contact Hibbert Homes Bramhall on 0161 480 0099 [enquiries@hibberthomes.com](mailto:enquiries@hibberthomes.com) to book your viewing today.

