



## 2 St. Davids Road, Hazel Grove

£750,000 Leasehold

SOUTH-FACING REAR GARDEN • NO ONWARD CHAIN • BEAUTIFUL RENOVATIONS • FIVE BEDROOMS, THREE BATHROOMS • QUIET CUL-DE-SAC LOCATION • RECENTLY EXTENDED



A fabulous five bedroom detached home having been extensively extended and renovated by its current owners. Boasting immaculate and neutral design throughout, this wonderful family home is ready to move straight in to and is offered for sale with no onward chain.

Council Tax band: D

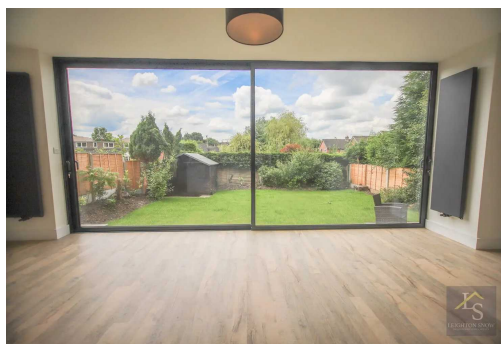
Tenure: Leasehold

EPC Energy Efficiency Rating: E

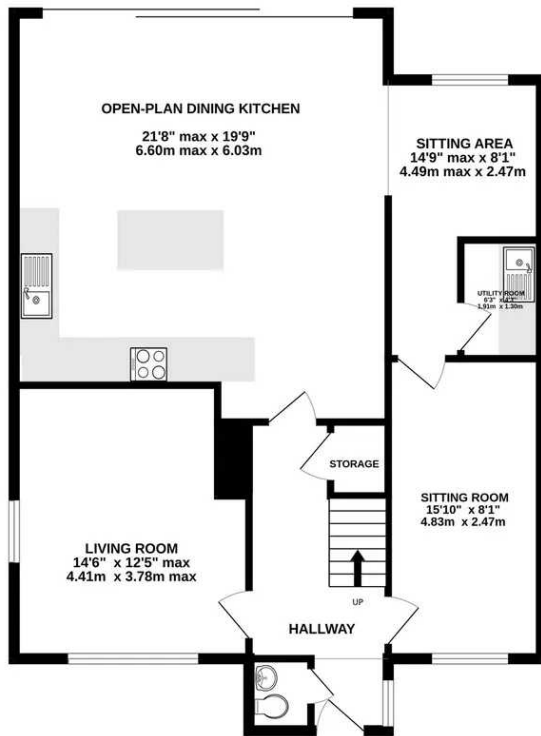
EPC Environmental Impact Rating: F



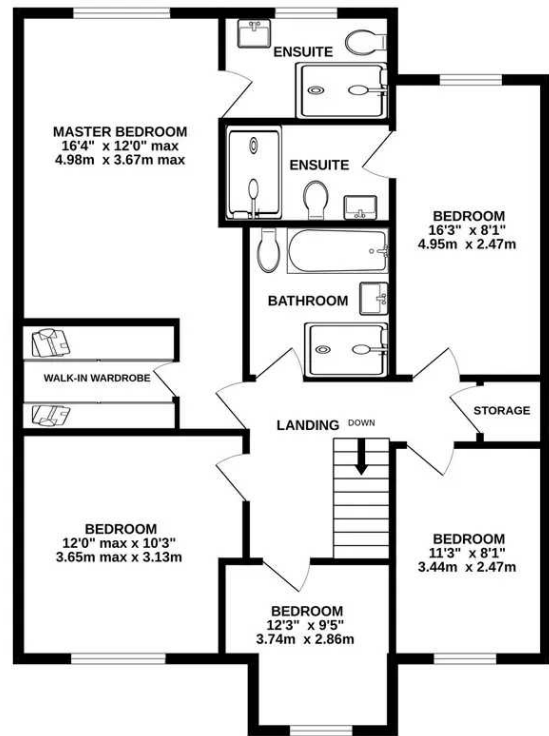
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GROUND FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR  
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA: 1896 sq.ft. (176.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Sitting behind a newly laid tarmac driveway with a modern brick edging, is this newly rendered home with a traditional wooden panelling offering a unique character. The entrance hall provides a warm welcome and draws the eye through the house to the lawned rear garden. The kitchen sits at the foot of the hall and boasts huge sliding doors that frame the garden and provide a wonderful green aspect from every angle of this extended space that spans the width of the house. The kitchen is modern in its design and sits under Quartz worktops. There is a utility room that provides further storage and worktop space that sits off a sitting area in the kitchen. The ground floor offers two reception rooms and a WC as well as a handy under stairs storage cupboard.

To the first floor there are five bedrooms. The largest of the two bedrooms both offer contemporary en-suite shower rooms, with the master bedroom also boasting a walk-in wardrobe with hanging and shelving. The family bathroom is a four-piece suite with bath, shower, WC and wash hand basin.

Externally the rear garden is south facing and mainly laid to lawn with a paved patio providing a wonderful space to relax. There is generous access down the left-hand side via a wooden gate leading to the driveway at the front. The driveway sits behind a decorative wooden chipping border, and provides super off-road parking.





