

## 101 Dean Lane, Hazel Grove

£585,000 Freehold

DECEPTIVELY SPACIOUS DORMER BUNGALOW • SOUTH FACING REAR GARDEN • 4/5 BEDROOMS • TURN-KEY CONDITION • MODERN INTERIORS • SHORT ONWARD CHAIN COMPLETE





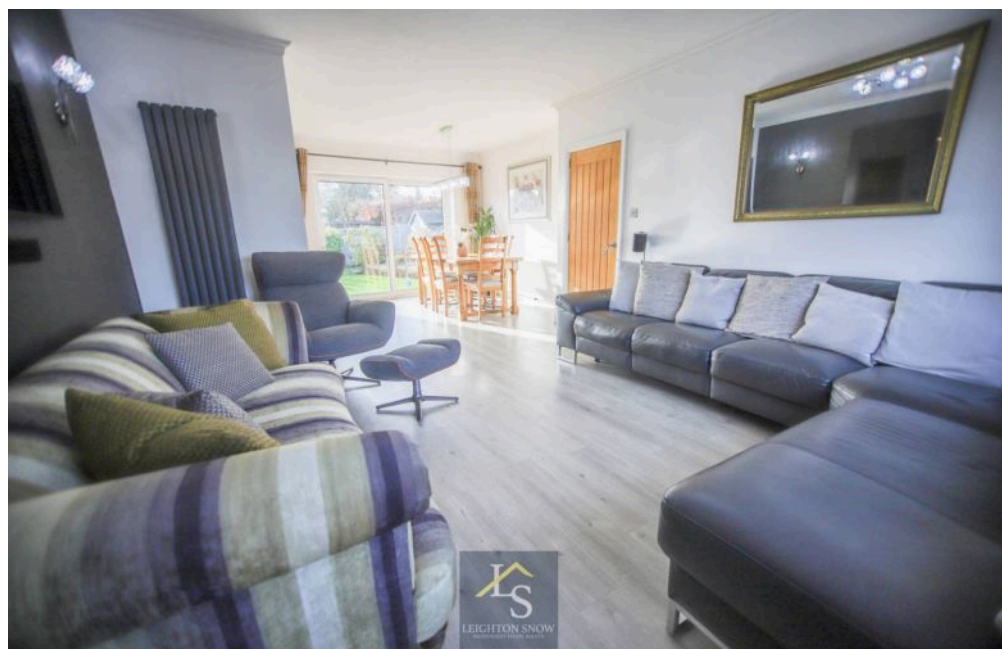
A beautifully-presented four/five bedroom detached dormer bungalow positioned on a lovely plot with south-facing rear garden. Having been extensively renovated and remodelled by its current owners this home has been lovingly maintained by the same family for nearly 50 years- a testament to the brilliant space and excellent location this home offers. Offered for sale with a complete chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

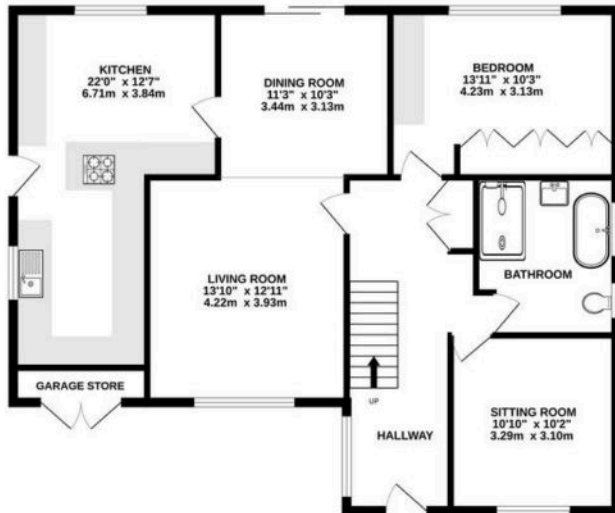
EPC Environmental Impact Rating: E



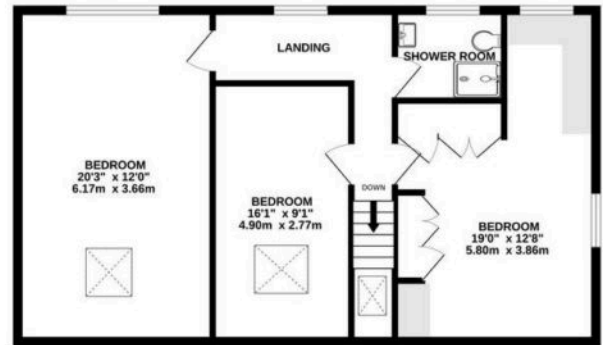
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GROUND FLOOR  
1006 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1731 sq.ft. (160.8 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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This wonderful property boasts spacious accommodation throughout with a versatile layout allowing a family to use the space to suit. There are four/five bedrooms comprising three large doubles to the first floor and two further doubles to the ground floor - with one being currently used as a sitting room. The daytime accommodation is made up of a large dual-aspect living and dining room that sits adjacent to a modern dining kitchen. The kitchen boasts integrated appliances set within white high gloss handleless cupboards and drawers, with a bold pink splashback providing a contemporary feature. The kitchen and reception room both overlook the garden to the rear with the reception room also offering access outside via a patio door. There are two bathrooms comprising a large family bathroom on the ground floor with accessible walk-in shower, freestanding bath, WC and wash hand basin, this is a modern suite complimented by grey tiling. The other bathroom is on the first floor and is another modern suite with shower, WC and wash hand basin. The master bedroom on the first floor boasts an array of fitted wardrobes and vanity units. There is further storage in the eaves off the second bedroom.

Externally the rear garden is mainly laid to lawn and enclosed by wooden fencing. It benefits from a south facing aspect and there is access down the side of the property to the front. At the front the driveway allows plenty of parking for up to four cars. There are double doors accessing a handy integrated garage store.









