



7 Rydal Avenue, Hazel Grove

£285,000 Freehold

THREE BEDROOM SEMI-DETACHED • REDECORATED AND RE-CARPETED THROUGHOUT IN MARCH 2025 • OPEN-PLAN DINING KITCHEN • NO ONWARD CHAIN • CORNER PLOT • CLOSE TO EXCELLENT TRANSPORT LINKS



A brilliant three bedroom semi-detached home sitting on a generous corner plot only a short walk to superb transport links and local amenities. Offered for sale with no onward chain and ready to move straight into, this property is ideal for a first time buyer or buy to let investor, having been recently re-decorated and re-carpeted throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

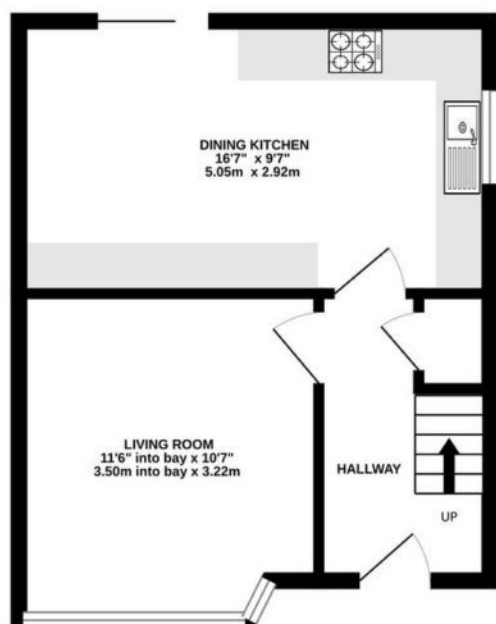
EPC Environmental Impact Rating: D



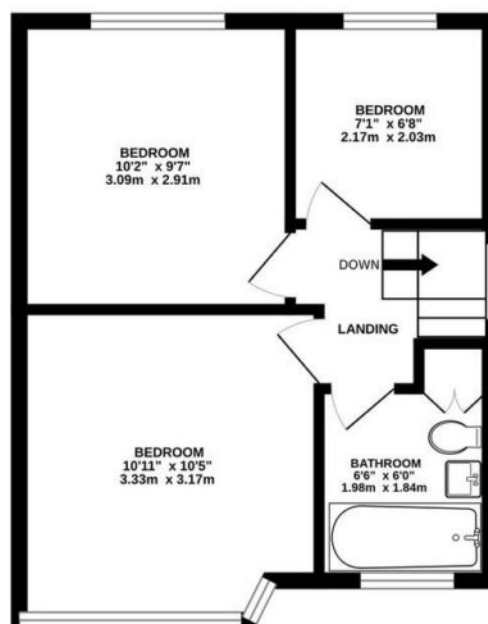
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- REDECORATED AND RE-CARPETED THROUGHOUT IN MARCH 2025
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GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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The property sits behind a substantial driveway and front lawn and is enclosed by wooden fencing providing a good level of privacy. The entrance hall boasts turning staircase leading to the first floor with a bright living room to the left of the hallway with bay window. Running the width of the property at the foot of the hallway sits the open-plan dining kitchen. The kitchen units are white high-gloss providing a contemporary look. Patio doors provide access out to the rear garden where a lawn offers an easy-to-maintain space enclosed by wooden fencing.

To the first floor there are three bedrooms and a family bathroom. The family bathroom boasts bath with shower over, wash hand basin and WC. The three bedrooms comprise of two doubles and a single, with the master bedroom benefitting from fitted wardrobes offering super storage options.



