

219 Buxton Road, Hazel Grove

£325,000 Leasehold

THREE BEDROOM END TERRACE • OPEN VIEWS TO THE FRONT AND REAR • SEMI-RURAL LOCATION • CLOSE TO SUPERB TRANSPORT LINKS • WELL-PRESENTED THROUGHOUT • LARGE OPEN-PLAN LIVING/DINING ROOM



A fabulous end-terrace home offering spacious and well-presented accommodation. With a cottage-style feel set within large room proportions filled with character features, this is a charming home in turn-key condition. Sitting on a quiet road with open views to the front and rear aspects offering a semi-rural setting whilst benefitting from convenient transport links and amenities nearby.

Council Tax band: C

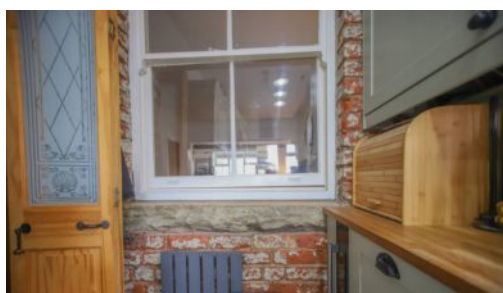
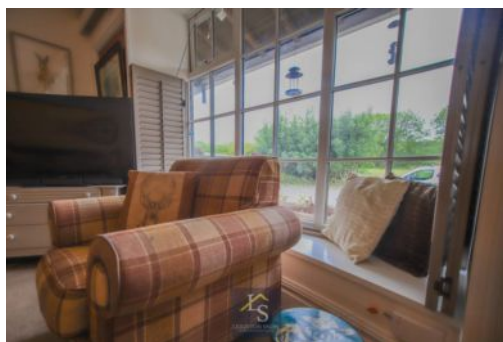
Tenure: Leasehold

EPC Energy Efficiency Rating: E

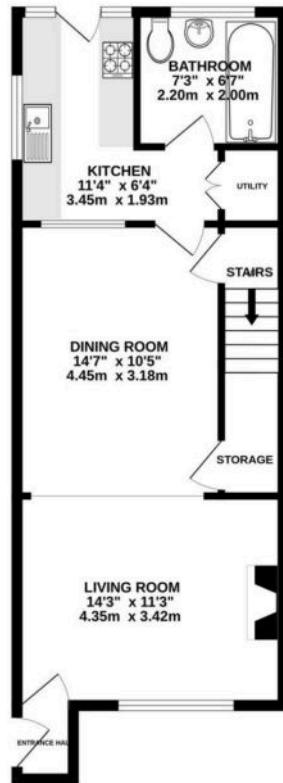
EPC Environmental Impact Rating: E



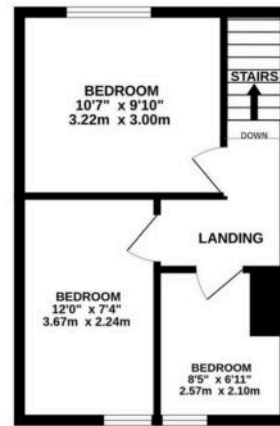
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GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
Made with Metreplan 12/2020

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The property sits behind a charming stone wall with raised flower beds offering a lovely kerb appeal. The front door leads into an entrance porch which opens into the large open-plan living and dining room. This is a lovely space with a fireplace at the front housing a wood-burning stove offering a warm and characterful focal point to the room. The bay window at the front provides views of the fields across the road and allows a cosy spot to sit and watch the horses walk by. To the rear of the room is a generous dining space with a large under-stairs cupboard providing plenty of storage. Off the dining room is an inner hall providing access into the kitchen to the left and ahead to the bathroom. The kitchen is a modern space with exposed brick wall and a rear door leading out to the garden. To the first floor the three bedrooms comprise of two doubles and a single, with wooden panelling providing a luxurious feel.

Externally the rear garden is an easy to maintain space with wonderful open views over the fields beyond. There is a concrete and paved patio surrounding an astro-turf lawn. Enclosed by wooden fencing and brick walls it is a secure space with access via the gate leading down the side of the house.



