



23 Wensley Drive, Hazel Grove

£425,000 Leasehold

DETACHED HOUSE • TWO DOUBLE BEDROOMS • QUIET CUL-DE-SAC LOCATION • NO ONWARD CHAIN • INTEGRATED GARAGE AND CAR PORT • CLOSE TO SUPERB TRANSPORT LINKS



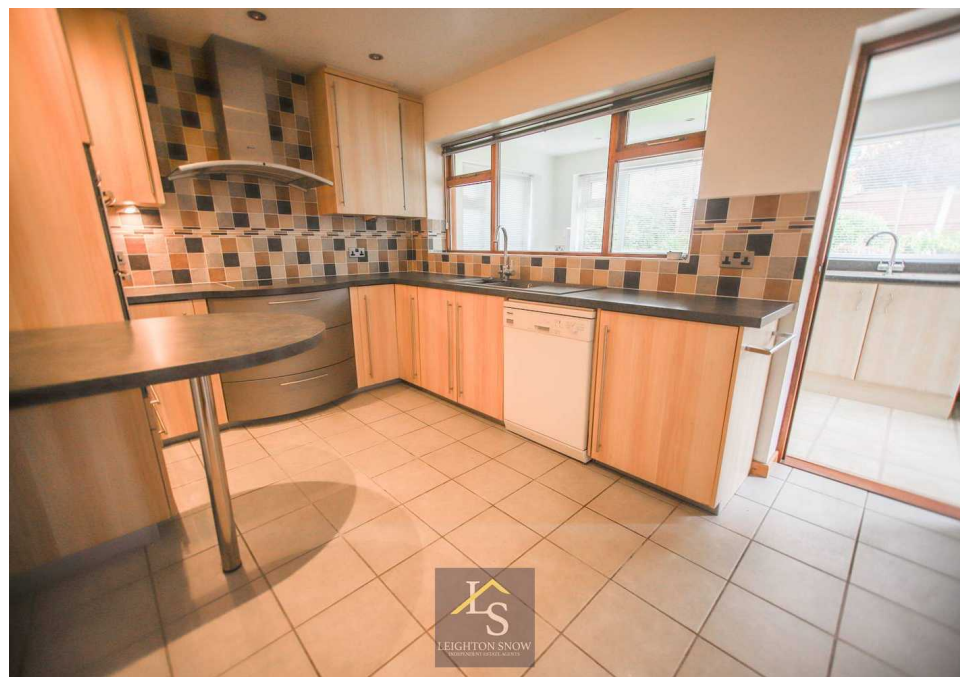
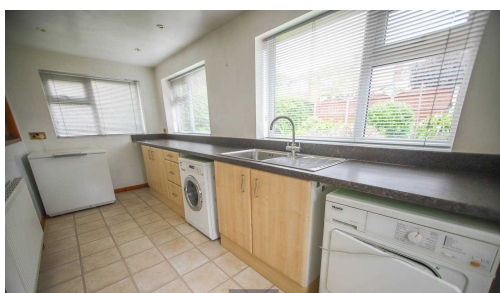
A superb two double bedroom house situated at the end of a quiet cul-de-sac. Boasting two double bedrooms, large living room, kitchen and utility room and family bathroom. With the added benefit of an integrated garage and car port and offered for sale with no onward chain.

Council Tax band: D

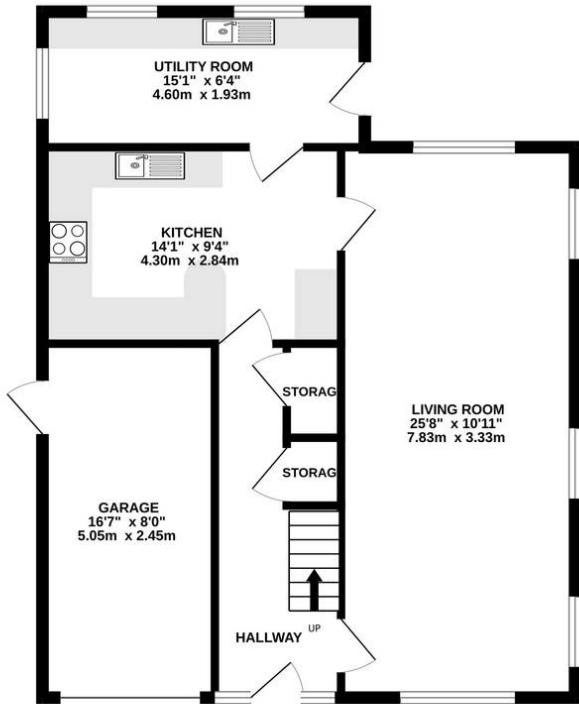
Tenure: Leasehold



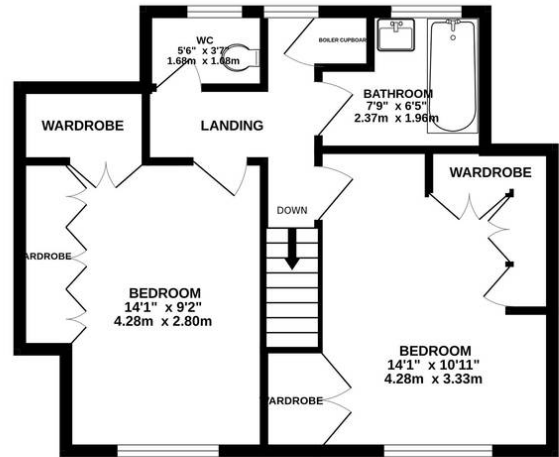
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GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.8 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 brilliant home sits centrally in its plot with a front lawn and driveway to the front and a astro-turfed garden at the rear. A generous car-port runs down the side of the property and provides further off-road parking. Internally the property is well-presented. The entrance hall leads to a large living room spanning the length of the property with windows to three sides allowing in an abundance of natural light. The kitchen is accessed off the living room and the hallway and comprises well-appointed cupboards and drawers with integrated appliances. There is a large utility room that sits off the kitchen, with additional worktop space and space and plumbing for washing machine and tumble drier. There is a rear door leading to the garden from the utility room.

To the first floor there are two well-proportioned double bedrooms both offering excellent fitted wardrobes providing plenty of hanging and shelving space. There is a bathroom with wash hand basin and bath with shower over. A separate WC also sits off the landing and completes the accommodation.

