

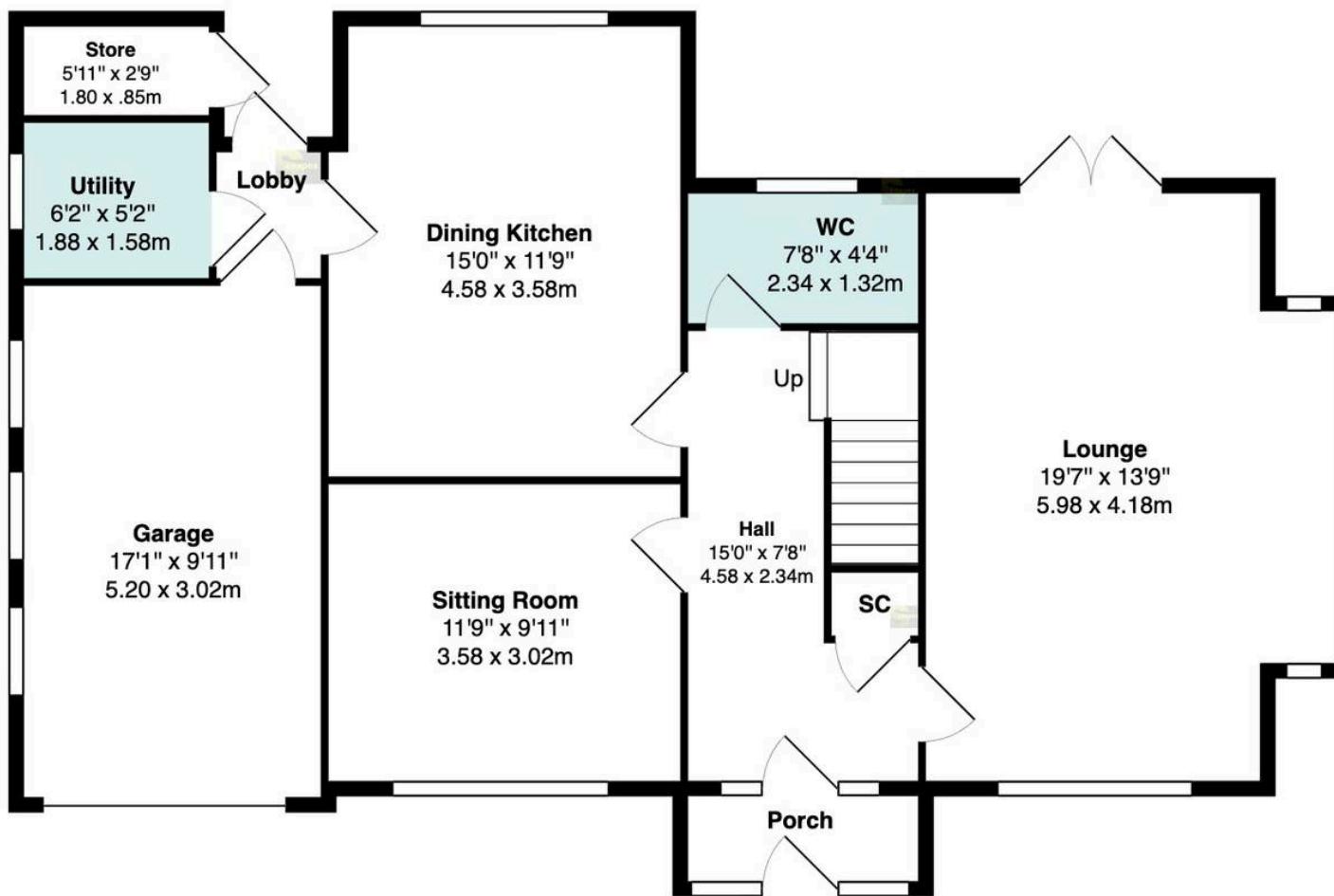


8 Langley Avenue, Hazel Grove – SK7 5HQ  
£765,000



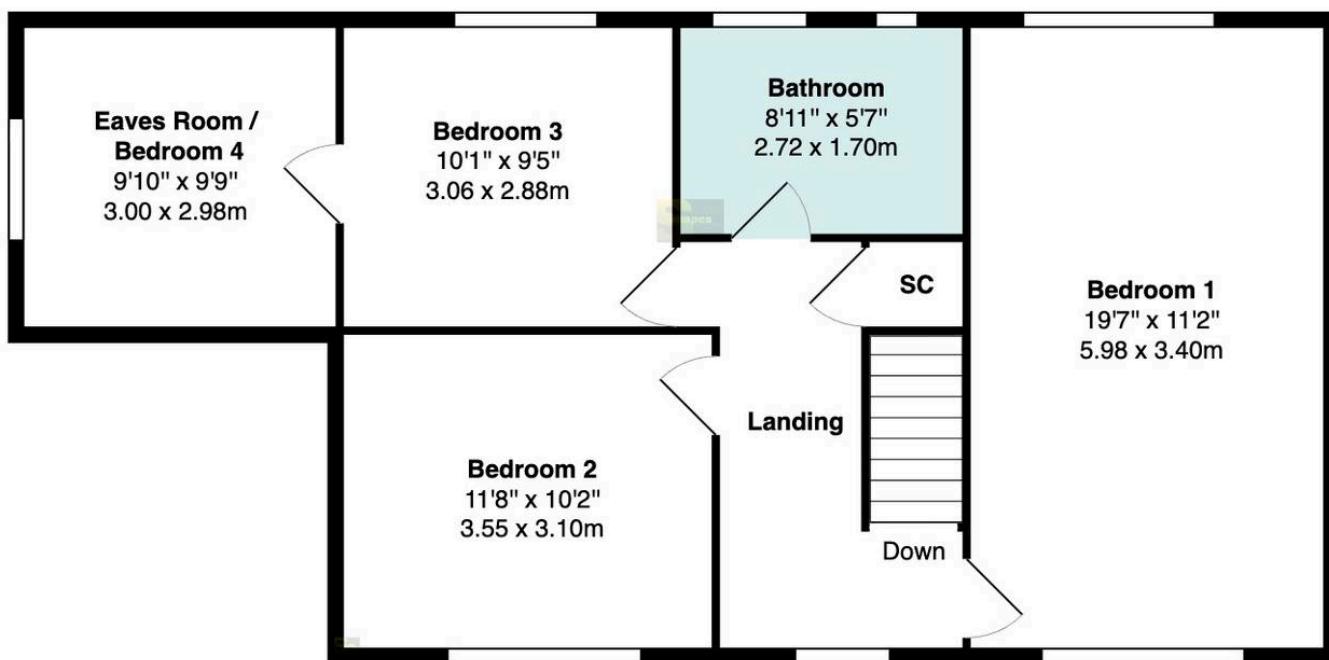
## Ground Floor

Approximate Area: 974 ft<sup>2</sup> ... 90.4 m<sup>2</sup>



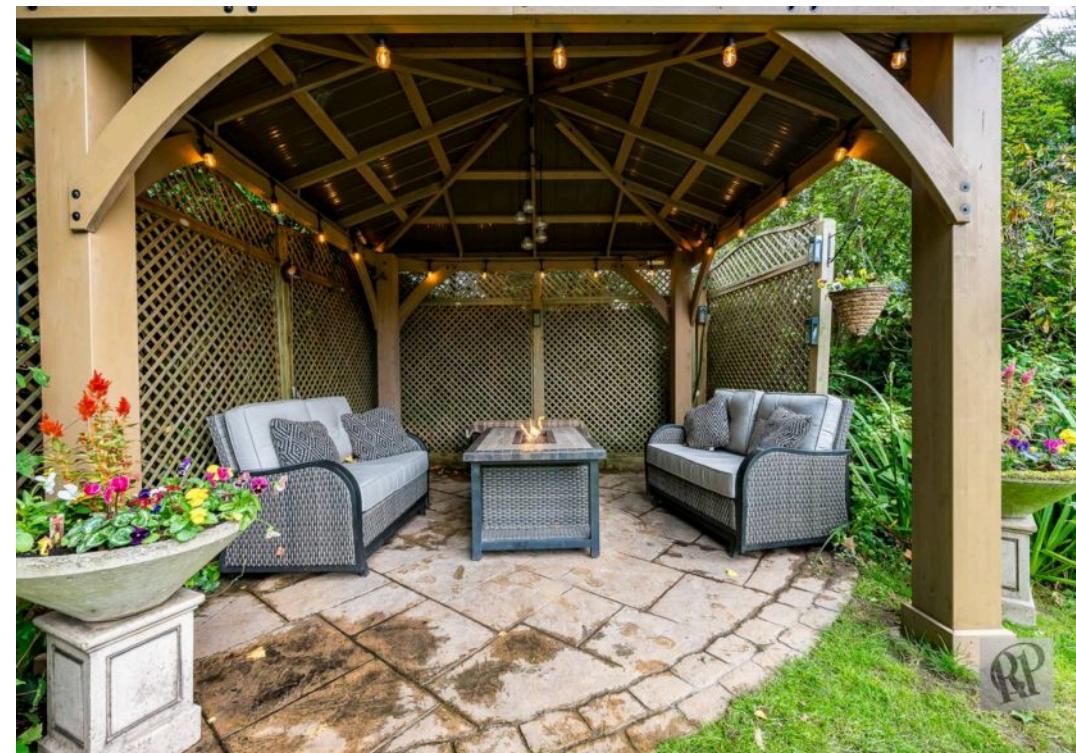
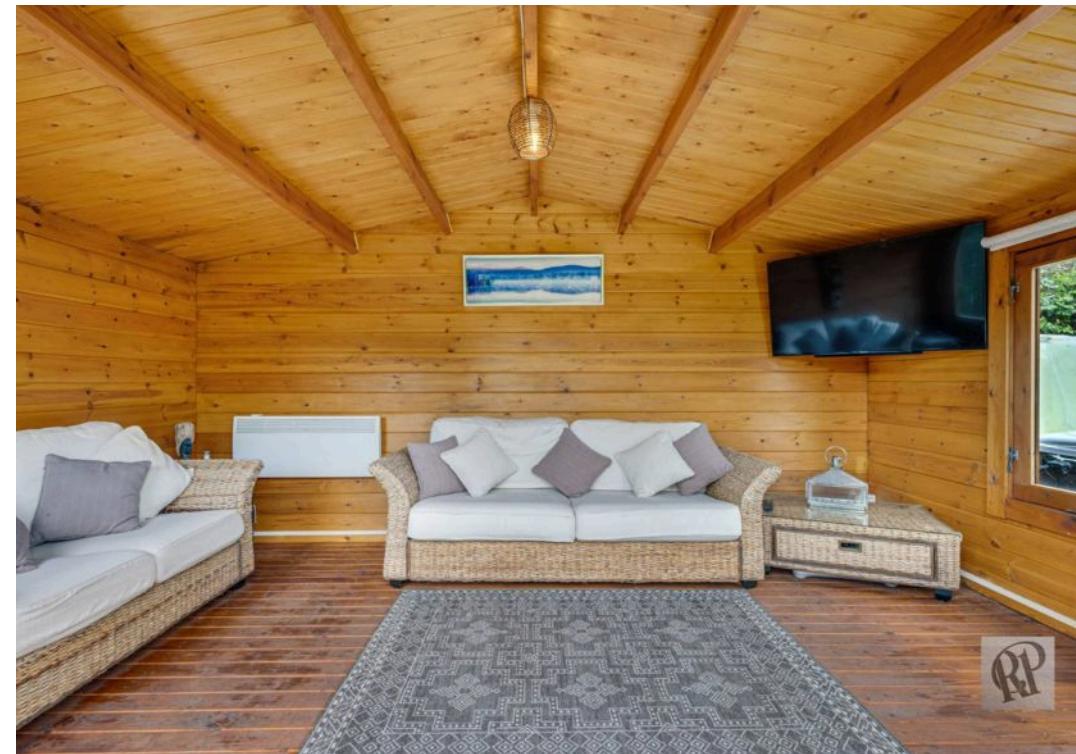
### First Floor

Approximate Area: 704 ft<sup>2</sup> ... 65.4 m<sup>2</sup>











Whilst reading this short accommodation summary we strongly advise you look through the photos to get an idea of the design and style of the living spaces, and take some time to study the floor plan to understand the size, shape and layout of the accommodation on offer. By doing this, we trust once you view the property you will not be disappointed and the only decision to make will be how quickly do you want to move in!

We are delighted to offer for sale this spacious and adaptable detached home, boasting well-presented accommodation over two levels. Positioned on an impressive 0.25 Acre plot, be prepared for your family and friends to have garden envy. The large lawn, superb summer house, extra pergola, and patio area make it a perfect setting for entertaining, and you may find it hard to keep guests away when it comes to summer time BBQs or who's garden is big enough to have a party!

Within the home there are 4 bedrooms which includes one which is accessed via another, perfect for siblings perhaps or to serve as a bedroom with homework or play room. Off the gallery landing there is a modern first floor bathroom serving the bedrooms. Downstairs there is a generously sized lounge with an impressive inglenook feature, an additional reception room, and a stylish fitted kitchen with integral dining bar. This home offers high standards and versatility for modern living. The utility room and downstairs toilet add to the practicality of this superb family residence. The front of the property provides ample parking space on a large driveway, along with two garages - one attached and one detached, we have been advised our client has parked anything up to 7 cars on the drive, but that obviously comes with the caveat of "depending on the size of the cars".

Located in a quiet cul-de-sac, this home is ideal for easy access to Hazel Grove High School, local primary schools, and popular walking routes like Happy Valley and Bramhall Park.

**Important – wherever you are reading this (online) please click on the link or tab which is named "Material Information" or "Important Information" This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information, local planning applications, schools, transport, flood risks etc.**

**Tenure: Freehold**

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EPC Rating: D



## Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road – SK7 2DH

0161 440 8700

[bramhall@snapes.co.uk](mailto:bramhall@snapes.co.uk)

[www.snapes.co.uk](http://www.snapes.co.uk)

