

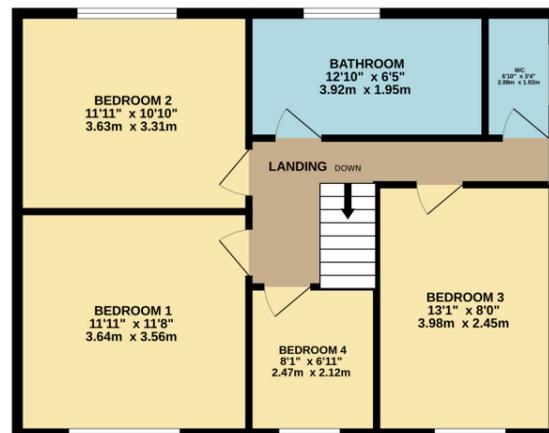
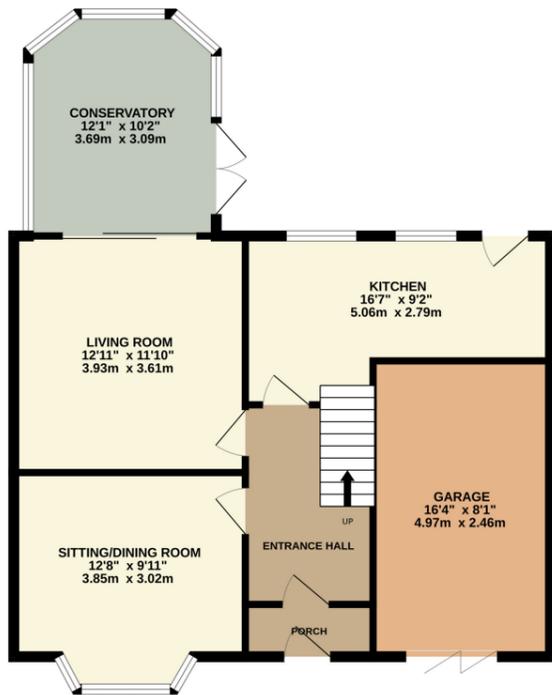


## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.

1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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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## Features

- Stunning & Extended 4 Bedroom Family Home
- Desirable Cul De Sac Location
- 2 Reception Rooms
- Conservatory
- Superbly Fitted Kitchen & Bathroom

Welcome to Queens Road in the heart of Hazel Grove. This stunning and thoughtfully extended 4 bedroom period home is perfect for the needs of a growing family and is presented to an exceptional standard throughout. which makes it simply ready to move into. The property features 2 formal reception rooms in addition to a lovely

size conservatory which enjoys panoramic views over the fabulous size lawned gardens which offer a safe haven for young children and provide the perfect space for outdoor entertaining. The property is bathed in period charm and character conducive with its age and has been beautifully modernised by the current proud

owners to include an attractively fitted kitchen and stunning 5 piece family bathroom suite. There are 4 well proportioned bedrooms (2 with built in wardrobes) whilst all you parking requirements are catered for by a wide driveway and integral garage for secure parking. Viewing highly recommended.



Queens Road is a highly regarded residential location on the doorstep of every day amenities in Hazel Grove including local shops, good public transport links and excellent schools. This is therefore an exciting opportunity for a growing family to acquire a long term family home of real charm and character and on a scale that can only be appreciate by an internal inspection. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs leading to the first floor, front sitting / dining room with feature period fireplace and bay window, rear lounge providing ample room for seating and entertaining, conservatory and attractively fitted and extended kitchen. To the first floor a split level landing leads to 4 bedrooms, beautiful 5 piece family bathroom suite with walk in shower and twin wash hand basin and a useful separate WC. The property is on a good size plot which features ample parking and delightful lawned gardens to the rear with Alfresco patio area.

