



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA: 859 sq.ft. (79.8 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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www.edwardmellor.co.uk

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazelgrove@edwardmellor.co.uk



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Features

- Extended 2 Bedroom Detached Bungalow
- Highly Sought After Location
- Superbly Refurbished Throughout
- 2 Reception Rooms
- Superb Kitchen & Bathroom

An exciting opportunity to acquire a superbly presented and thoughtfully extended 2 bedroom detached bungalow in this highly regarded residential location of Hazel Grove. The bungalow has benefitted from an extensive program of recent modernisation which makes this

fabulous home simply ready to move into and ideal for those looking for accommodation on one level. The property offers larger than average living accommodation with the addition of a lovely rear extension which is perfect as an extra sitting room overlooking the lawned gardens or as

a formal dining room / guest bedroom. There are 2 good size double bedrooms, superbly refitted kitchen, beautifully appointed 4 piece family bathroom, private lawned gardens and a driveway and garage providing ample off road parking. Viewing highly recommended.



Hazelwood Road is situated just off Torkington Road and is ideally positioned close to local shopping facilities in Hazel Grove centre, good public transport links and is within walking distance of Torkington Park. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming L shaped entrance hall, front living room providing ample room for seating and with a feature central fireplace, superbly refitted kitchen, side vestibule with door to the front and providing access to the useful and versatile rear extension which is ideal as an extra sitting room and has French doors leading to the private lawned garden. In addition, there are 2 good size double bedrooms and a beautifully appointed 4 piece family bathroom suite with walk in shower. Externally, to the front of the bungalow is a cobbled effect driveway which leads to an integral garage and provides ample parking with the bungalow being well screened by a hedge frontage. To the rear are good size and well tended gardens which afford a high degree of privacy and offer an Alfresco patio area and lawned gardens with a variety of well stocked flower beds.

