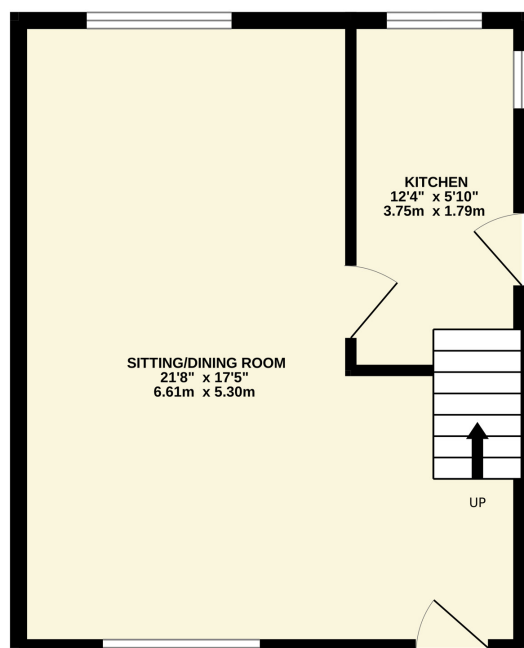




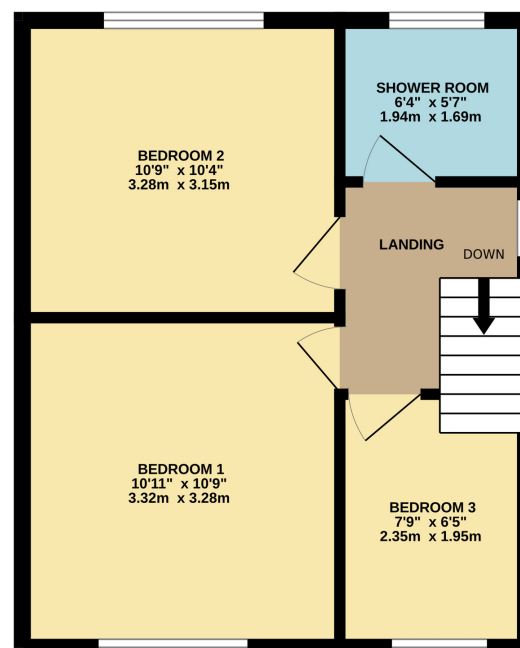
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 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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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.



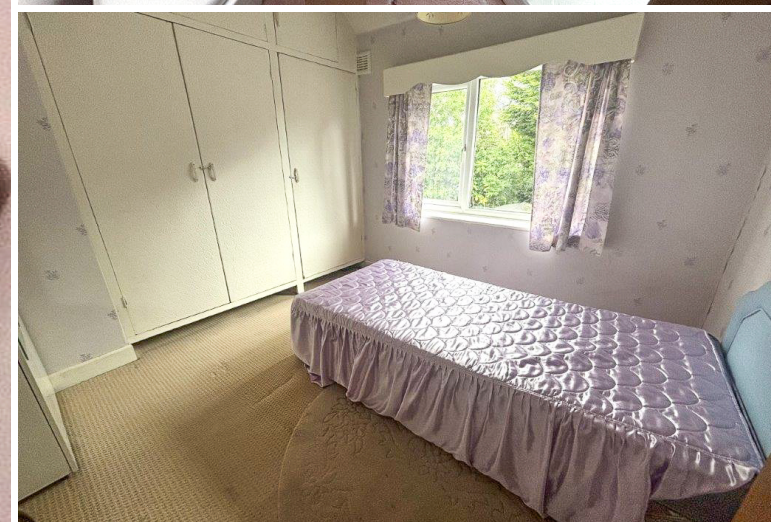
Features

- Available With No Chain
- 3 Bedroom Semi Detached
- Outstanding Value For Money
- Popular Location
- Gardens To Front & Rear

Situated in residential Hazel Grove, this NO CHAIN property is ideally located for FAMILIES and provides buyers the opportunity to make a home their own. This versatile build offers buyers a spacious lounge, GARDEN and shared DRIVEWAY in a desirable location with excellent local amenities.

Hazelwood Road boasts a spacious sitting/dining room that stretches from the front to the rear of the property. A well-maintained kitchen provides access to a lawned garden that has plenty of space and offers great potential. The first floor offers two double bedrooms and a smaller third

room to be used as another bedroom or office space. A shower room is also on the first floor. Additionally, the home benefits from a shared driveway for off road parking, as well as double-glazed windows. The home is move-in ready; however, the space offers buyers the chance to put their own stamp on it.



The property has excellent TRANSPORT LINKS all within walking distance, such as Hazel Grove Station which offers connections to Stockport, Hazel Grove Park and Ride and convenient bus routes. Other advantageous local amenities include, Stepping Hospital, Torkington Park and a variety of shops and eateries. For those with children, there are two OUTSTANDING schools under one mile away, Lisburne School and St Peter's Catholic Primary, making this an ideal property for families looking for a home in a desirable area that still has excellent links to Stockport.

Viewing is recommended to appreciate all this property has to offer. Please call to register interest.

