



Commercial Road | Hazel Grove | SK7 4BP

EDWARD
mellor



Features

- Superb Period Mid Terraced
- 2 Reception Rooms
- Attractively Fitted Kitchen & Bathroom
- Fabulous Loft Conversion
- Cottage Style Gardens

They say "every picture tells a story", yet what lies beyond the splendid period exterior of this amazing home will simply blow you away. The stylish and incredibly spacious interior is set over 3 floors which includes a fabulous loft conversion which has a range of useful uses to suit the needs of the new owner and would be ideal as a

home office area. In addition the property features 2 formal reception rooms which provide ample room for both seating and formal dining whilst there is also an attractively fitted kitchen and 3 piece corner bathroom suite. This amazing home is in turn key condition with the distinct advantage of being offered For Sale with no onward

chain. There is a lovely, cottage style, enclosed garden to the rear which is perfect for outdoor entertaining and also offers 2 useful outbuildings whilst off road parking is also included with a decorative brick bloc driveway to the front. Viewing essential.



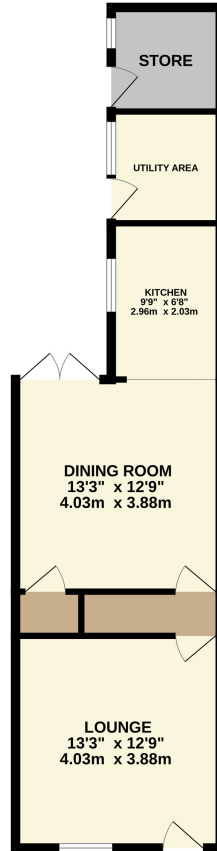
Commercial Road is situated in the heart of Hazel Grove and the property is within easy access of every day shopping facilities in Hazel Grove centre which also offers good transport links and nearby Hazel Grove train station. This beautiful home will appeal to a range of buyers including First Time Buyers, young families or perhaps those looking to downsize whilst still retaining a real sense of space. The accommodation on offer briefly comprises : lounge with feature central fireplace, inner hallway with stairs to the first floor, rear dining room with French doors leading to the gardens and fitted kitchen. To the first floor an L shaped landing leads to 2 double bedrooms (both with built in cupboards) and a 3 piece bathroom suite. At second floor level is the amazing size loft conversion with Velux window and offering a range of uses to suit your needs.



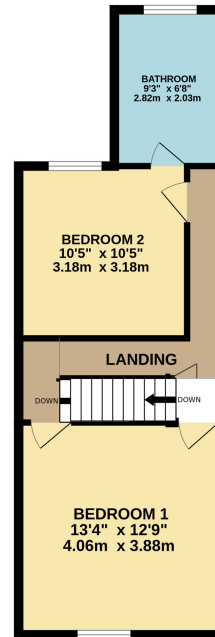
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

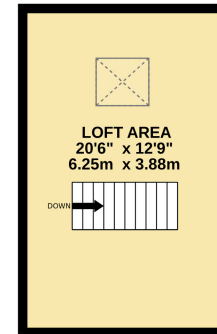
GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



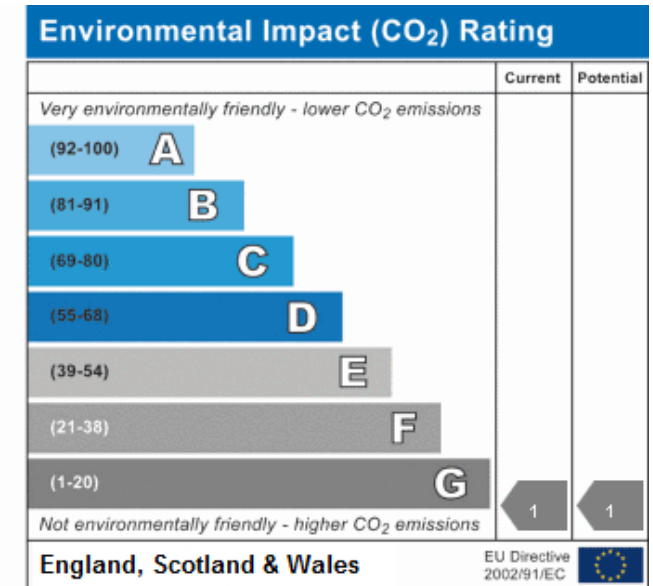
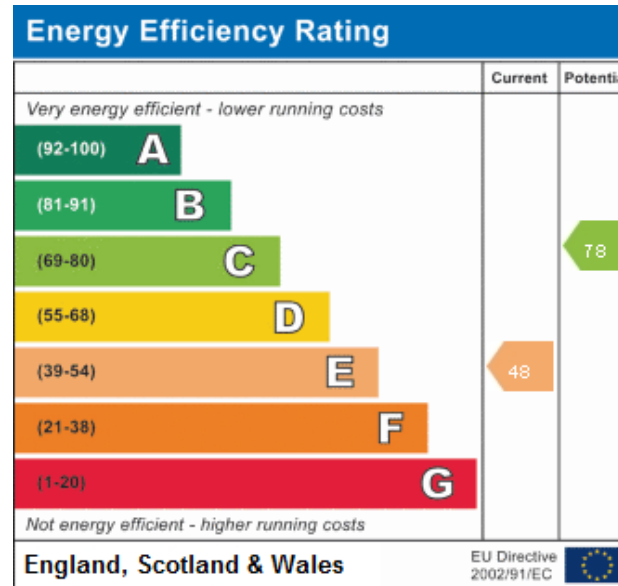
TOTAL FLOOR AREA : 1215 sq.ft. (112.8 sq.m.) approx.

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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Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 874 Years

EPC Rating



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