



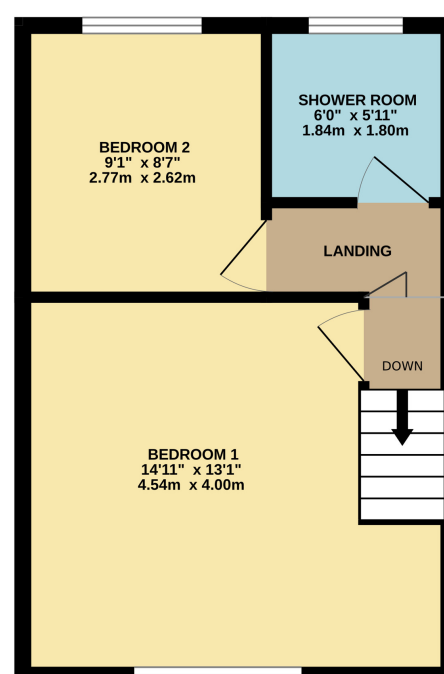
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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Features

- Cottage Style 2 Bed Semi Detached
- Central Hazel Grove Location
- No Onward Chain
- Cottage Style Lawned Gardens
- Well Cared For Home

Welcome to Grove Street in Hazel Grove. This cottage style, 2 bedroom semi detached is brimming with individual charm and character and enjoys a convenient residential location close to local amenities in Hazel Grove centre. The property has

been well cared for and is ideally suited to First Time Buyers looking to get on the property ladder or perhaps those looking to downsize. It enjoys a walled garden frontage whilst to the rear are delightful and well tended lawned gardens which provide the

perfect outdoor space for entertaining and social gatherings. In addition, the property benefits from 2 well proportioned bedrooms, gas central heating and double glazing. Viewing recommended.



Grove Street is a popular and convenient residential location and is within walking distance of everyday shopping facilities in Hazel Grove centre together with good public transport links and excellent schools. The accommodation on offer briefly comprises : front living room providing ample room for seating, open plan breakfast kitchen with adjacent dining area and French doors leading to the lovely gardens. To the first floor a landing leads to 2 good size bedrooms and an attractively fitted 3 piece shower room.

