

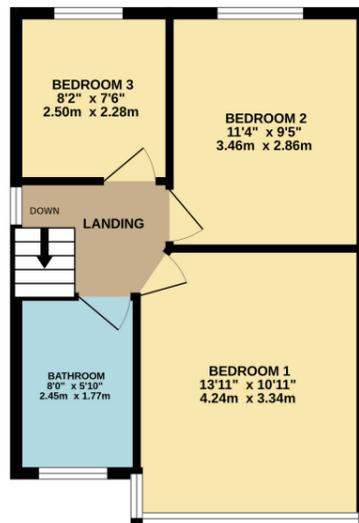
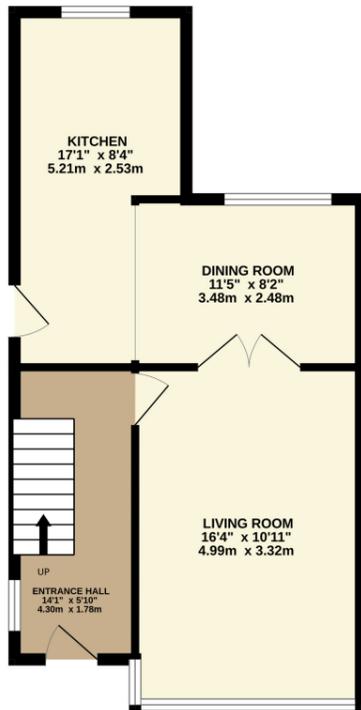


**FLOOR LAYOUT**

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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**

- Extended 3 Bedroom Semi Detached
- Available With No Chain
- Fabulous Lawned Gardens
- Attractively Fitted Kitchen & Bathroom
- Highly Sought After Location

Available With No Onward Chain - Welcome to Alderley Close and this thoughtfully extended and well presented 3 bedroom semi detached which enjoys a highly regarded cul de sac location in the catchment area of

Norbury Hall School. The property stands on an enviable size plot which features fabulous lawned gardens to the rear which enjoy a high degree of privacy and cater for your every outdoor requirements whilst also

housing a large detached garage for secure parking. The property has been freshly decorated and carpeted which makes it ready to move into and is ideally suited to the needs of a young family. Viewing highly recommended.



Alderley Close is a highly regarded cul de sac location and is within close proximity of excellent schools, local shopping facilities and good public transport links. This extended family home offers endless ongoing potential to develop further given its expansive plot to create a long term home in one of Hazel Groves' most popular locations. The accommodation on offer briefly comprises: Welcoming entrance hall with stairs to the first floor, impressive size front living room for family gatherings, connecting formal dining area which seamlessly leads to an extended and attractively fitted kitchen. To the first floor, a landing leads to 3 well proportioned bedrooms and an attractively fitted 3 piece bathroom suite. Externally, there is a long driveway which extends to the side elevation and to the detached garage for secure parking and adjacent to which are the stunning lawned gardens for outdoor entertaining.

