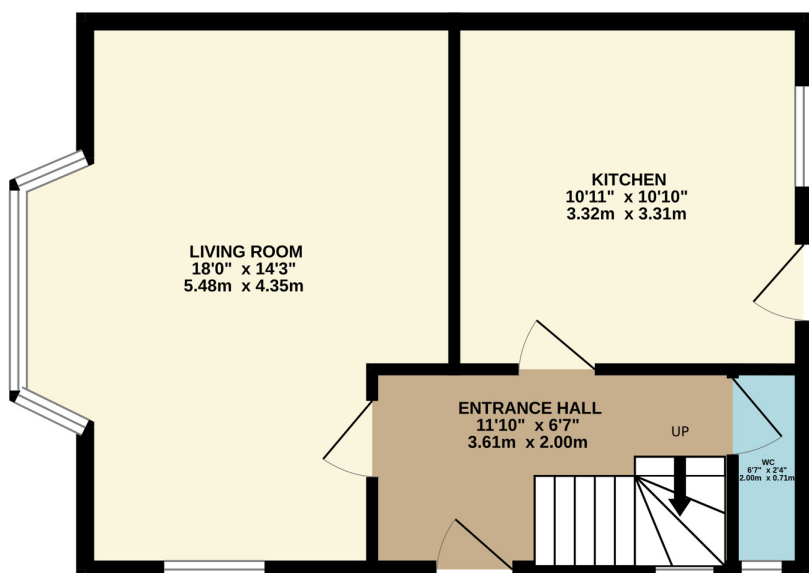


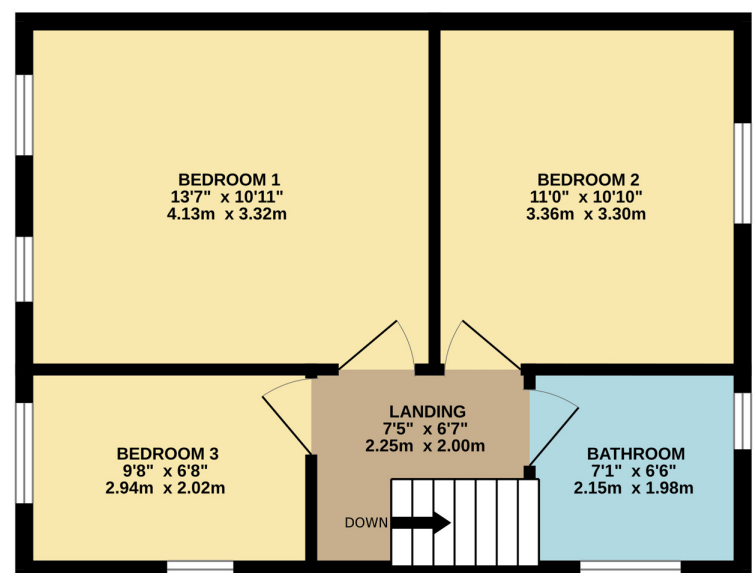
## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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[www.edwardmellor.co.uk](http://www.edwardmellor.co.uk)

182, London Road, SK7 4DQ  
T: 0161 456 6000  
E: [hazelgrove@edwardmellor.co.uk](mailto:hazelgrove@edwardmellor.co.uk)



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Features

- Family Size 3 Bedroom Semi Detached
- Generous Size Corner Plot
- Central Driveway
- Popular Residential Location
- Impressive Living Room

Welcome to Farndon Avenue. This family size 3 bedroom semi detached enjoys a generous size corner plot with enclosed gardens and offers outstanding value for money. The property is ideally suited to a young family yet is within the price range of

many First Time Buyers and is located in a popular residential area which is close to good schools and local shopping facilities. It features an impressive size living room which provides ample room for both seating and dining, 3 well proportioned

bedrooms and ample off road parking via folding security gates. In addition the property is warmed by gas central heating and benefits from double glazing.



Farndon Avenue is situated off Hazelwood Road in the heart of Hazel Grove with excellent schools close by and within walking distance of Torkington Park. The accommodation on offer briefly comprises : Welcoming entrance hall with stairs to the first floor, useful downstairs WC, a well presented and good size living room which is ideal for entertaining and has a feature bay window to the side whilst a breakfast kitchen completes the ground floor accommodation. To the first floor, a landing leads to 3 good size bedrooms and a 3 piece family bathroom suite. The property sits on a good size corner plot with gardens to 3 sides and useful outbuildings whilst a central paved driveway provides essential parking via wrought iron gates.

