



Grove Street | Hazel Grove | SK7 4JW

EDWARD
mellor



Features

- Family Size 3 Bedroom Semi Detached
- Incredibly Deceptive Accommodation
- Well Presented Throughout
- 2 Reception Rooms
- Attractively Fitted Kitchen & Bathroom

This well presented and extended 3 bedroom semi detached is situated in the heart of Hazel Grove close to every day amenities and offers outstanding value for money. Ideally suited to a young family yet within the price range of First Time Buyers, this incredibly

deceptive home is simply ready to move into and an internal inspection is highly recommended to fully appreciate all it has to offer. The property features 2 separate reception rooms, 3 well proportioned bedrooms, a superbly fitted 3 piece bathroom

suite, attractively fitted and good size kitchen and an enclosed lawned garden to the rear which enjoys a high degree of privacy and is ideal for outdoor entertaining.

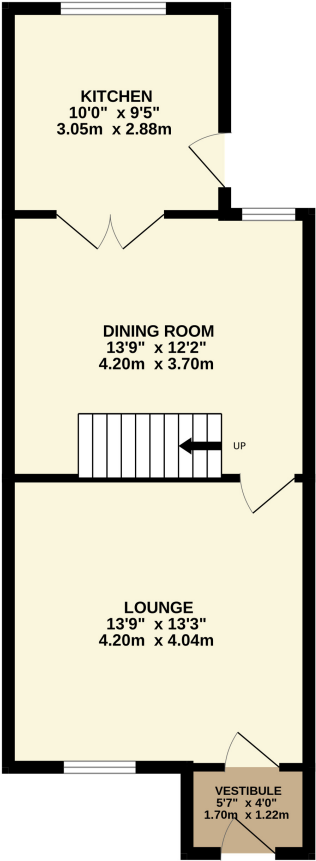


Grove Street is a popular residential location which is on the doorstep of local shops, good public transport links, Stepping Hill Hospital and excellent schools. A speedy concluded sale can be accommodated with the sale of this fabulous home which briefly comprises : Enclosed entrance porch, impressive front lounge with feature central fireplace and providing ample room for seating, separate formal dining room with stairs to the first floor and double doors leading to the attractively fitted kitchen. To the first floor, a landing lead to 3 excellent size and well proportioned bedrooms whilst a beautifully fitted 3 piece bathroom suite completes the first floor accommodation. Externally, the property has a walled garden frontage whilst to the rear is a patio area leading to a lawned garden which is enclosed by wall and fence boundaries and is ideal for those long summer evenings with family and friends.

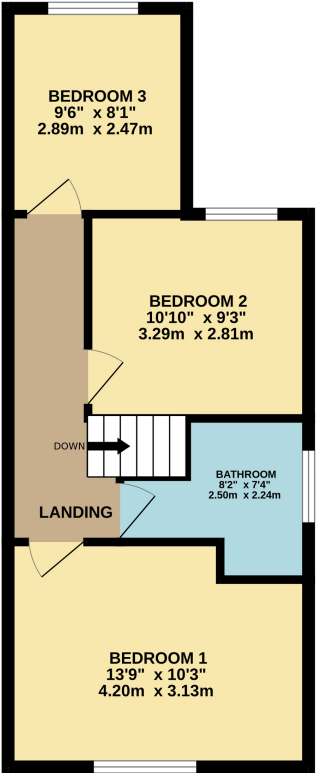
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.

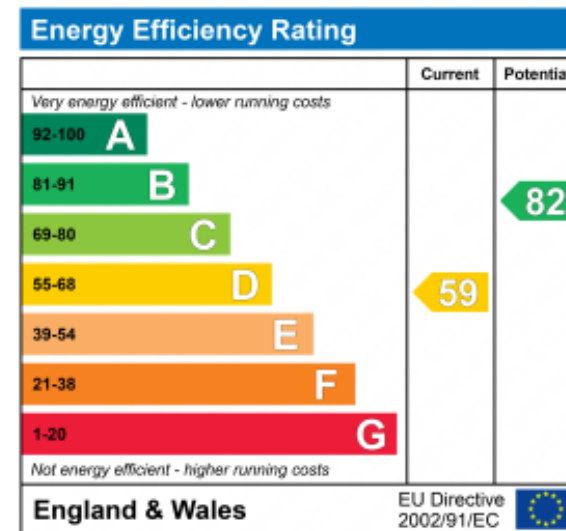


TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.
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Important Information

- Council Tax Band: B
- Tenure: Freehold

EPC Rating



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