



Hope Street | Hazel Grove | SK7 4EL

EDWARD  
**mellor**



## Features

- Deceptive 4 Bedroom Modern Mews
- 4 Double Bedrooms Over 3 Floors
- Attractively Fitted Dining Kitchen
- Enclosed Rear Garden
- Central Hazel Grove Location

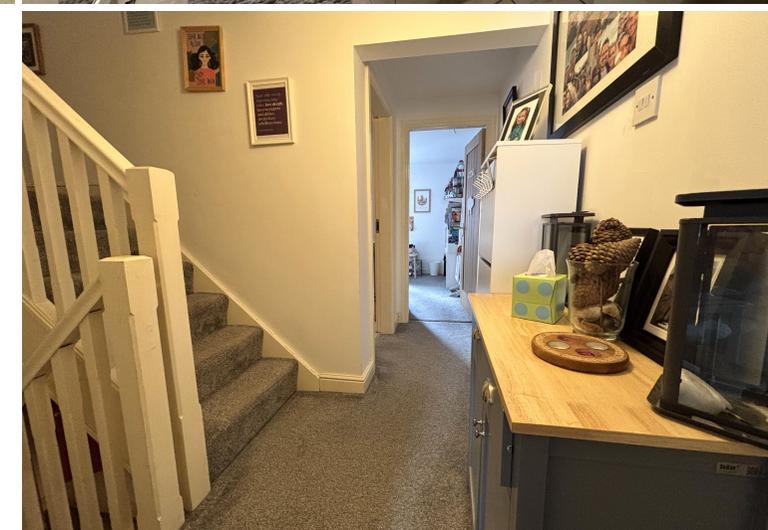
Built in circa 2017, this modern style 4 DOUBLE BEDROOM mid mews property boasts substantial accommodation over 3 truly impressive floors and offers versatile and adaptable accommodation to suit the needs of a young family. As you would expect from a modern build home, the

property is well presented throughout and it features a stylish open plan breakfast kitchen and 2 attractively fitted bathroom suites one of which is currently used as a utility area and service the first and second floor and are in addition to a useful ground floor WC. In addition there is a lovely size

front living room which provides more than ample space for seating and social gatherings whilst the master bedroom features a Juliet balcony which overlooks the ample size and low maintenance rear garden,. Viewing essential.



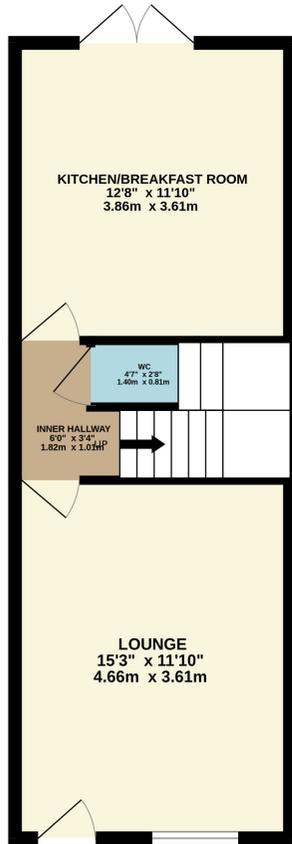
Hope Street is situated in the heart of Hazel Grove and enjoys easy access to local amenities including shops, Hazel Grove train station, Stepping Hill Hospital and good public transport links. This amazing size 3 storey property has to be seen to be believed and briefly comprises : Spacious front living room, inner hallway with stairs to the first floor, useful downstairs wc and fabulous size breakfast kitchen with French doors leading to the rear garden. To the first floor a landing with stairs to the second floor leads to 2 great size double bedrooms and a family size 3 piece bathroom suite. To the second floor are 2 further double bedrooms which are serviced by a separate WC with plumbing to install a shower if required. The property also enjoys a walled garden frontage whilst to the rear is a low maintenance, patio and artificial grass garden ideal for outdoor entertaining.



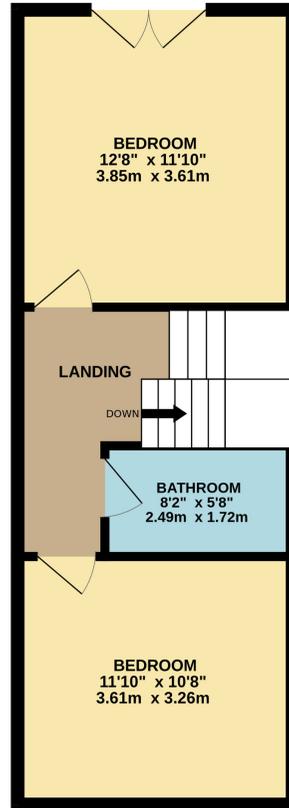
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

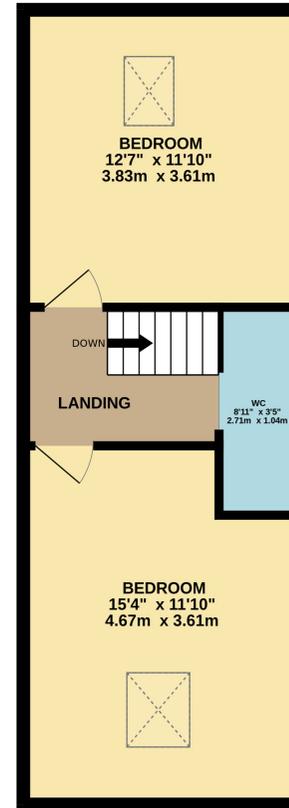
GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



2ND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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:Freehold

## EPC Rating

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