



Macclesfield Road | Hazel Grove | SK7 6BD

EDWARD  
mellor





## Features

- Handsome & Distinctive Family Home
- Fabulous Size Corner Plot
- 3 Reception Rooms
- 2 Bathrooms
- Brimming With Charm & Character

A handsome and impressive detached family home which is set back from Macclesfield Road and enjoys a commanding corner plot with gardens to 3 sides. This substantial period property has been well cared for by the proud owner and has retained all of its

period charm and character conducive with its age whilst offering substantial and versatile living space over 2 floors. The property features 3 separate reception rooms, 2 bathrooms, well tended lawned gardens to 3 elevations which provide scope for further

development (subject to planning) and a hardstanding driveway which provides ample room for parking for numerous family vehicles. Available with No Onward Chain. Viewing highly recommended.





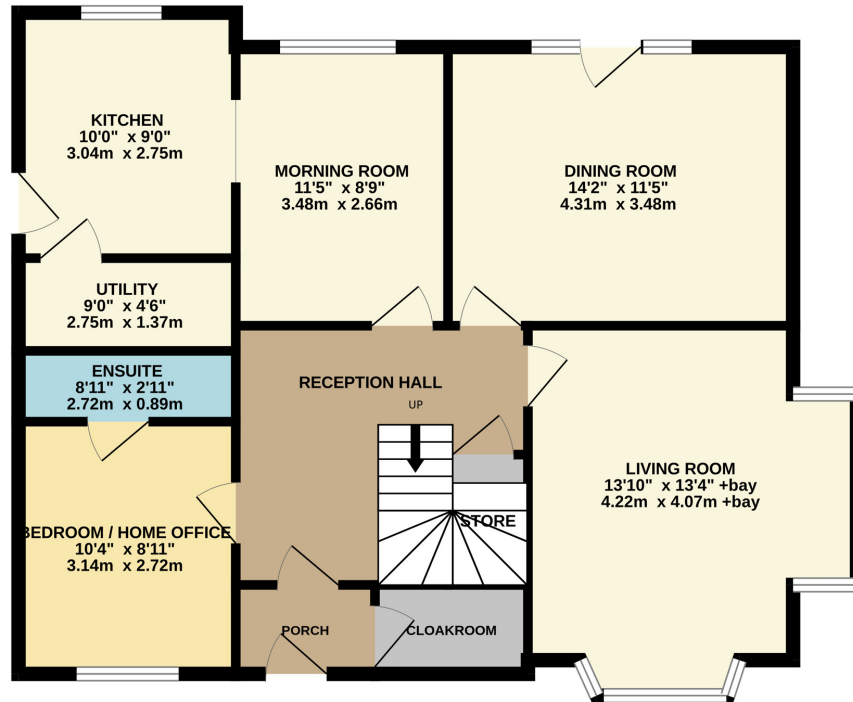
Macclesfield Road is situated in the heart of Hazel Grove with convenient access to local shops, excellent schools including Norbury Hall School and Hazel Grove High School and good commuter links with Manchester City Centre. The accommodation on offer briefly comprises: Enclosed entrance porch and cloaks cupboard, welcoming entrance reception hall with winding stairs to the first floor, bay fronted lounge with feature Inglenook, separate formal dining ideal for social gatherings and entertaining, morning room, attractively fitted kitchen with adjacent utility room and an adapted ground floor bedroom / additional reception room with en suite shower room. To the first floor, a landing leads to 3 double bedrooms, 3 piece family bathroom and a separate WC. A distinctive and fabulous size family home which is brimming with period charm and simply ready to move into.



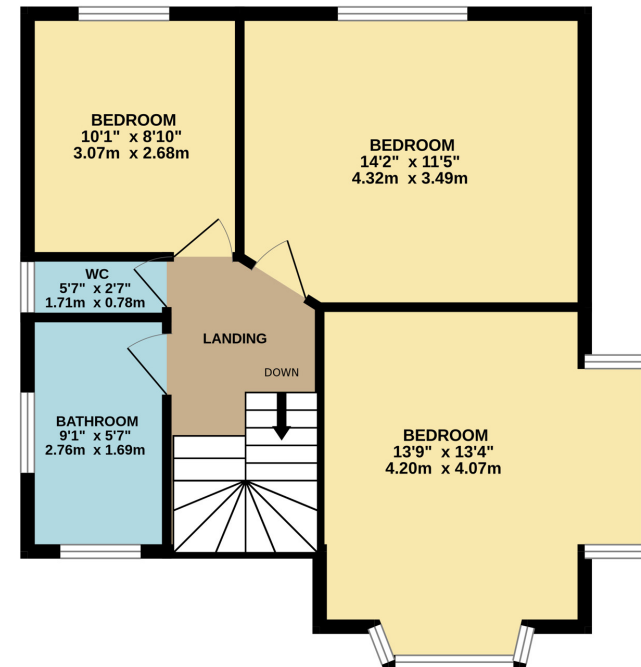
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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: E
- Tenure:Freehold

## EPC Rating

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