



Cartmel Close | Hazel Grove | SK7 5AR

EDWARD  
mellor





## Features

- Extended 4 Bedroom Semi Detached
- 3 Reception Rooms
- 2 Bathrooms Inc En Suite
- Fabulous Size & Private Gardens
- Ample Off Road Parking

Welcome to Cartmel Close which is best described as the perfect family home in a highly sought after cul de sac location in the heart of Hazel Grove. This considerably extended 4 bedroom, 2 bathroom home is beautifully presented throughout and

features 3 reception rooms to provide all the versatility a family could look for whilst also commanding a fabulous size plot which offers an abundance of off road parking and lovely size, private gardens which cater for your every outdoor requirements. The property is

being offered For Sale with No Onward Chain so a quick completion can be accommodated and an early inspection is highly recommended to fully appreciate its outstanding value for money.





Cartmel Close is situated just off Bramhall Moor Lane and is within close proximity of excellent schools, local shopping facilities and good public transport links. The accommodation on offer briefly comprises : Welcoming entrance hall with decorative Karndean floor and stairs to the first floor, front living room with log burning fire, formal dining room which is open plan into a superbly fitted, inner hallway with useful storage and downstairs WC and a rear lounge for relaxation and overlooking the amazing gardens. To the first floor, a landing leads to 4 well proportioned bedrooms with a stunning en suite shower room to the master bedroom, whilst a beautifully fitted family bathroom completes the first floor accommodation. Externally, there is parking for numerous family vehicles to the front of the property and to the rear are mature lawned gardens with Alfresco decking area and enjoying a high degree of privacy.

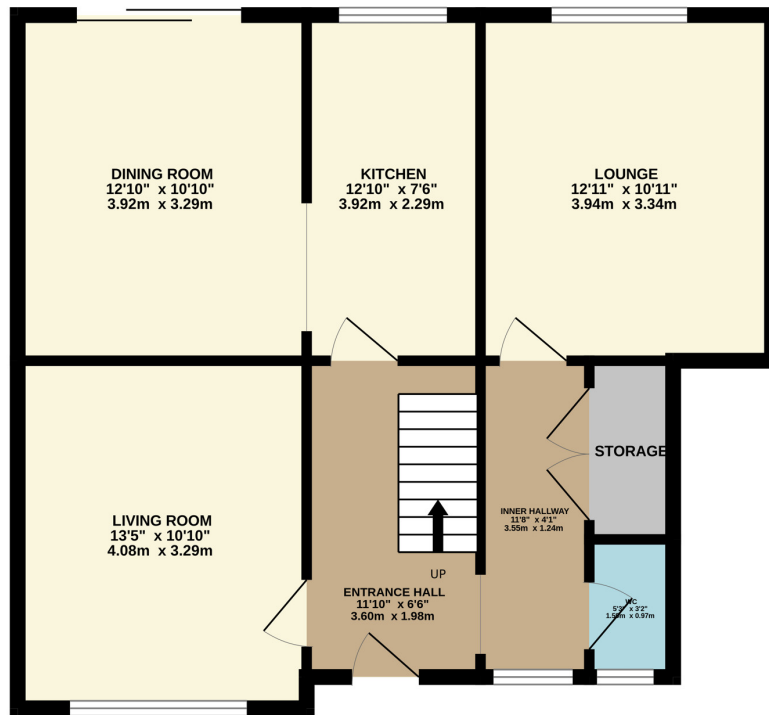




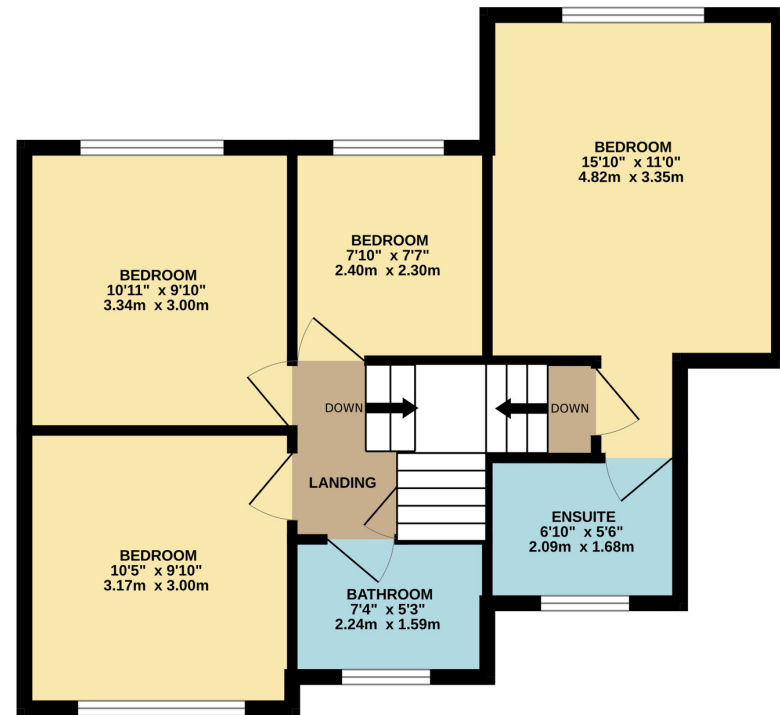
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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.

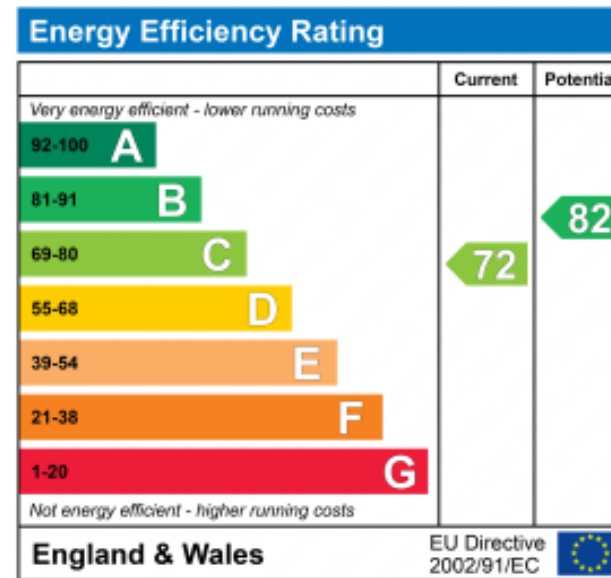
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## Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 938 Years

## EPC Rating



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