



Nelson Street | Hazel Grove | SK7 4LR

EDWARD  
**mellor**





## Features

- Charming 2 Double Bedroom Cottage
- Brimming With Charm & Character
- Fabulous Semi Rural Views
- Attractively Fitted Bathroom
- Delightful Lawned Gardens

A quintessential, extended 2 double bedroom cottage which stands on a lovely "backwater" location of similar style homes and embraces a real sense of community living among its happy residents. This lovely size property is brimming with charm and

character conducive with its age and enjoys a stunning open aspect over fields to the front creating a real sense of countryside living with the added convenience of local amenities nearby. In addition, the property benefits from an attractively fitted kitchen, extended

breakfast kitchen with picturesque lantern window, sash windows and gas central heating. A perfect home for a First Time buyer or perhaps those looking to downsize. Viewing recommended.





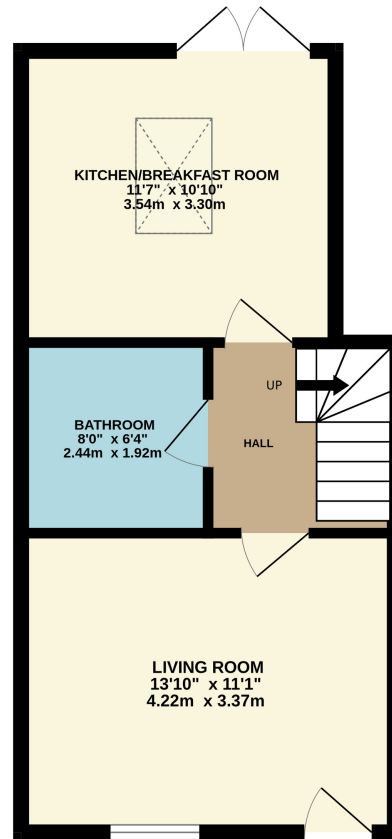
Nelson Street is a "backwater" location off Hazelwood Road in the heart of Hazel Grove and is best described as a "hidden gem" with a thriving and friendly community atmosphere. The accommodation on offer briefly comprises : Front living room with decorative parquet style floor and sash window enjoying views over the lovely gardens and fields beyond, inner hallway with stylish tiled floor and stairs to the first floor, attractively fitted bathroom and an extended breakfast kitchen which is flooded with natural lighting. At first floor level, a landing leads to 2 generous size double bedrooms with the master bedroom enjoying elevated views and the second bedroom housing a cast iron fireplace. The front garden is mainly laid to lawn with a seating area at the bottom overlooking the adjacent fields.



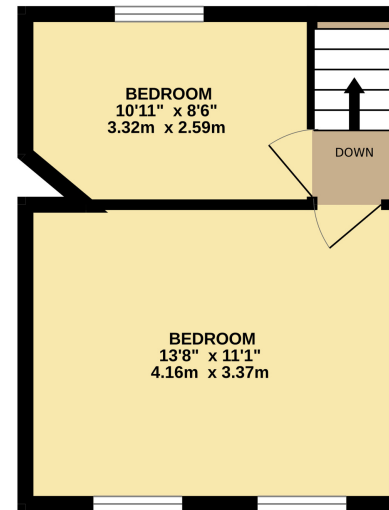
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

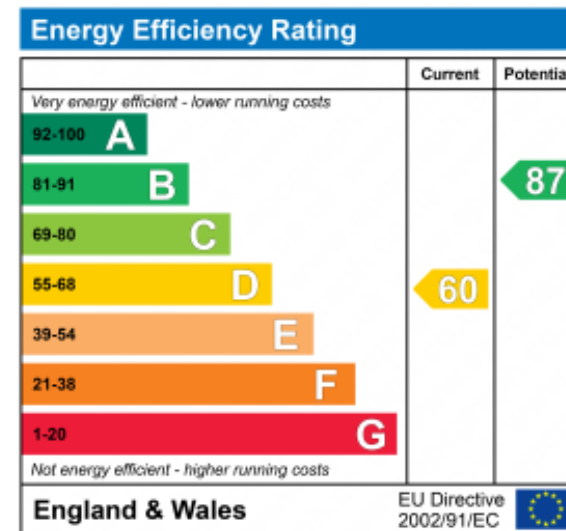
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## Important Information

- Council Tax Band: B
- Tenure: Freehold

## EPC Rating



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