



Bosden Avenue | Hazel Grove | Sk74lh

EDWARD
mellor



Features

- Family Size 3 Bedroom Semi Detached
- Well Presented Throughout
- Fabulous Loft Conversion
- Delightful Lawned Gardens
- Desirable Cul De Sac Location

Welcome To Bosden Avenue in this highly regarded location of Hazel Grove. This well presented and cared for 3 bedroom semi detached enjoys a much favoured cul de sac location and is an ideal acquisition for a young family looking for a long term family

home. The property stands on a lovely size plot which features private and enclosed lawned gardens with a fabulous open aspect to the rear whilst also benefitting from a thoughtfully converted loft room which has a range of additional uses to suit the needs of

the new owner and is currently used as an extra bedroom suite. In addition, the property offers ample off road parking, a stylish open plan breakfast kitchen and a superbly fitted 3 piece family shower room. Viewing highly recommended.

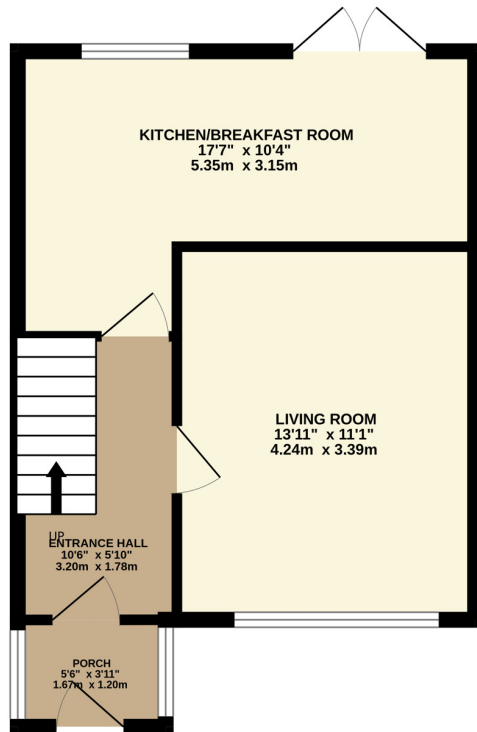


Bosden Avenue is a highly sought after residential location in the heart of Hazel Grove and is within close proximity of excellent schools, local shopping facilities and good public transport links with Hazel Grove Train Station being just a short distance away. The accommodation on offer briefly comprises: Enclosed entrance porch, welcoming entrance hall with stairs leading to the first floor, front living room with feature central fireplace and a stylish open plan dining kitchen with French doors leading to the rear garden. To the first floor, a landing leads to 3 well presented bedroom and a superb 3 piece shower room whilst a staircase also leads to the superbly converted loft room and serves as extra space for storage / hobbies or an occasional guest bedroom. The property has a lawned garden frontage and adjacent hardstanding driveway and lovely lawned gardens to the rear which afford a high degree of privacy and are a safe haven for young children and outdoor entertaining.

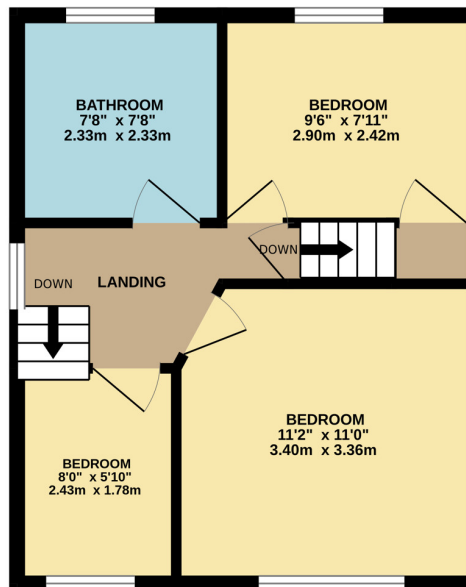
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

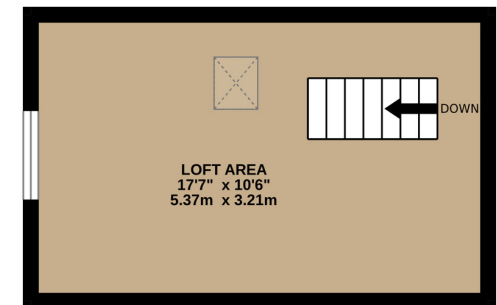
GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.2 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:Freehold

EPC Rating

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