



Napier St | Hazel Grove | SK7 4EW

EDWARD  
**mellor**



## Features

- Stunning 2 Bedroom Period Terraced
- Incredibly Deceptive Interior
- Beautifully Fitted Kitchen & Bathroom
- Fabulous Size Gardens
- 2 Reception Rooms

This stunning and incredibly deceptive period terraced property is situated in the heart of Hazel Grove and simply must be viewed internally to appreciate both its amazing size and beautiful interior. The property is ideally suited to a First Time Buyer looking for a "turn

key" home or perhaps those looking to downsize whilst still retaining a real sense of space. It combines the perfect blend of period charm and character with a superb and spacious interior whilst also standing on a good size plot with landscaped gardens to

the rear. In addition, the property features 2 formal reception rooms for both seating and formal dining, a beautifully fitted kitchen and amazing size 4 piece family bathroom and 2 genuine double bedrooms. Viewing essential.

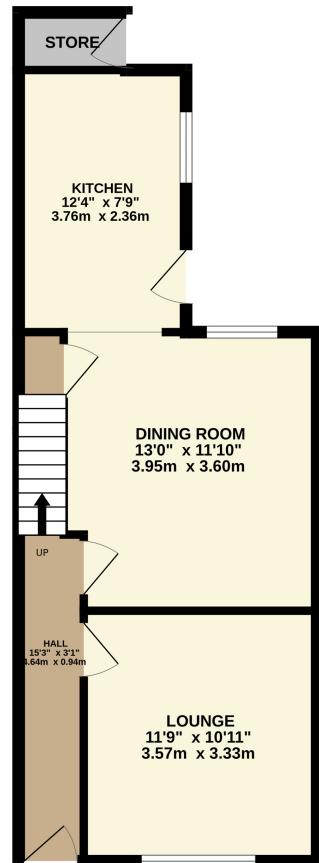


Napier Street is a popular residential location in the centre of Hazel Grove and is within easy access of local shopping facilities and Hazel Grove Train Station for the commuter. The accommodation on offer briefly comprises : Welcoming entrance hall with decorative tiled floor and stairs leading to the first floor, front living room providing ample room for seating and separate formal dining room which flows seamlessly to a beautifully fitted kitchen with integrated appliances. To the first floor, a landing leads to 2 genuine double bedrooms and a superb and fabulous size 4 piece family bathroom suite. Externally, there is a decorative gravel garden frontage whilst to the rear there is an Alfresco patio and seating area which in turn leads to a good size lawned garden with soft bark play area and is neatly enclosed by fence boundaries.

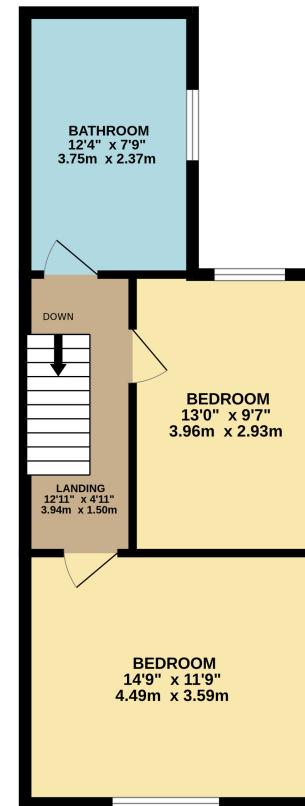
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

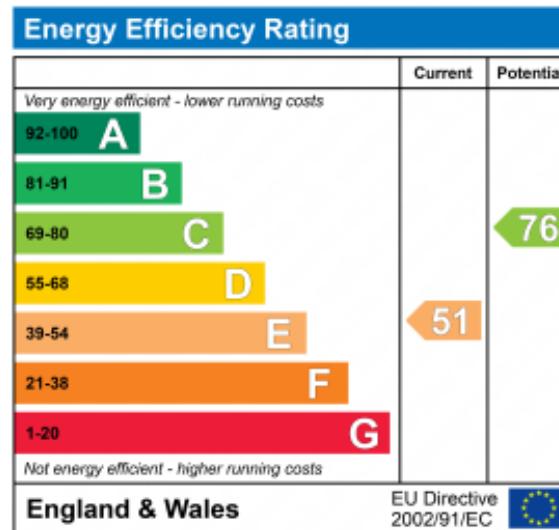


TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) APPROX.  
While every attempt has been made to ensure the accuracy of the information contained, no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

## Important Information

- Council Tax Band: B
- Tenure:Freehold

## EPC Rating



182, London Road, SK7 4DQ  
T: 0161 456 6000  
E: [hazelgrove@edwardmellor.co.uk](mailto:hazelgrove@edwardmellor.co.uk)



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.