



Reevey Avenue | Hazel Grove | SK7 5AZ

EDWARD
mellor



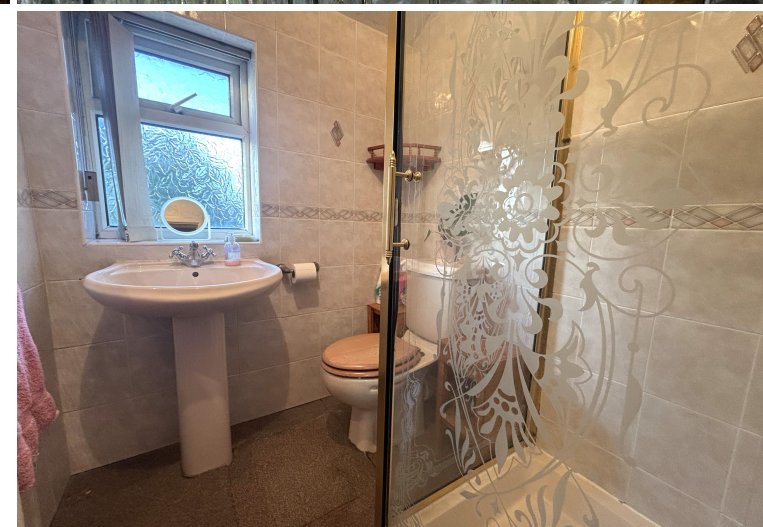
Features

- No Onward Chain
- 2 Double Bedroom Semi Detached
- Highly Sought After Location
- Outstanding Development Potential
- Ample Off Road Parking

Available With No Onward Chain. This 2 bedroom semi detached is tucked away in a desirable cul de sac location off Bramhall Moor Lane and offers outstanding ongoing potential. The property stands on an impressive and particularly wide plot which presents huge scope for further development

(subject to planning permission) and provides an opportunity to compose a fabulous long term family home to your own taste and specifications. The property is ideally situated close to Hazel Grove Centre with all its local shopping facilities together with good public transport links, Stepping Hill

Hospital and excellent schools. In addition there is an abundance of off road parking which includes an expansive paved driveway and a detached garage. Outstanding potential to create your very own home in a highly regarded location. Viewing recommended.



The accommodation on offer briefly comprises : Side entrance porch, entrance vestibule with stairs leading to the first floor, useful downstairs wc, front living room with feature bay window and providing ample room for seating, fitted kitchen with a door leading to a lean to wooden frame sun room. To the first floor, a landing leads to 2 double size bedrooms both of which offer built in cupboards whilst a 3 piece shower room completes the first floor accommodation. Externally, the property commands a lovely size plot which provides ample off road parking and a detached garage with up and over door. To the rear is a low maintenance patio and shrubbed garden which is neatly enclosed by fencing. This residential road features significantly developed and extended family homes which reflects the outstanding potential associated with this property.

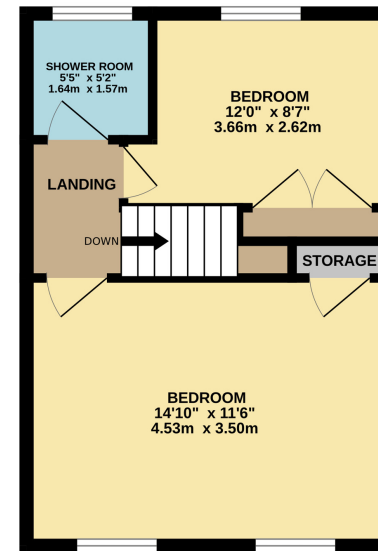
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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: B
- Tenure:Freehold

EPC Rating

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