



Arundel Avenue | Hazel Grove | SK7 5LA

EDWARD
mellor



Features

- Stunning & Extended 3 Bedroom Family Home
- Stylish Open Plan Interior
- Superbly Fitted Kitchen & Bathroom
- Good Size Lawned Gardens
- Driveway & Garage

A truly stunning and thoughtfully extended 3 bedroom semi detached which combines the perfect blend of a chic and stylish interior with modern day living. Without doubt, this beautiful family home is the exception to the "average norm" and is perfect for those looking for a "turn key" home in one of

Hazel Groves' most sought after locations. Attention to detail is evident throughout, from the expansive open plan and extended living space to the well tended exterior and its private lawned gardens. The centre piece to this fabulous home is the open plan living / dining kitchen which features a

central Island unit and Bi-folding doors opening out to the rear garden and provides the perfect space for entertaining and social gatherings. In addition there are 3 superbly presented bedrooms and an attractively fitted 3 piece family bathroom suite. Viewing essential.



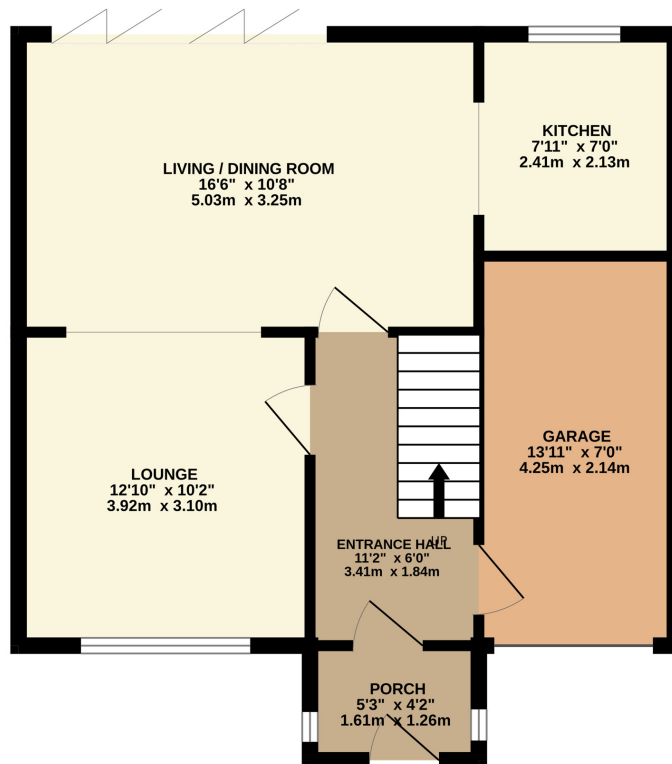
Arundel Avenue is a highly regarded residential location in the heart of Hazel Grove and is within walking distance of excellent schools, local shopping facilities and good public transport links including Hazel Grove train station. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs to the first floor and internal access to the garage, front living room with decorative flooring and cozy central fireplace, living / dining area which is flooded with natural lighting via the Bi-Folding doors and a superbly fitted connected kitchen. To the first floor, a landing leads to 3 beautifully presented bedrooms and a modern 3 piece family bathroom suite. Externally, there is a printed concrete driveway and lawned garden with privet hedging which leads to an attached garage with up and over door whilst to the rear is a good size and well tended lawned garden which enjoy a high degree of privacy.



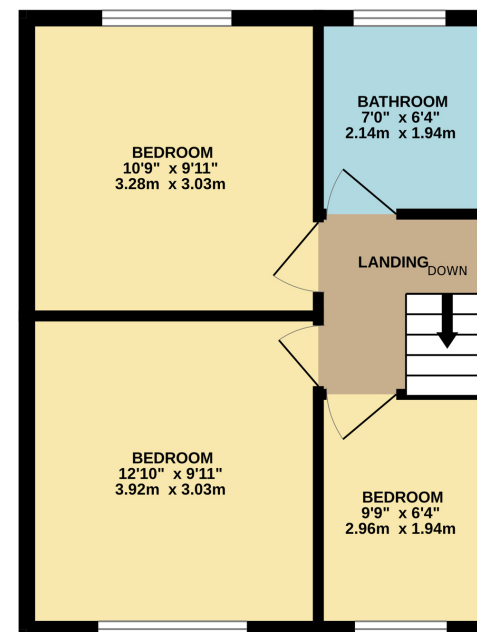
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 sq.m.) approx.

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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating

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