



Caernarvon Drive | Hazel Grove | SK7 5PT

EDWARD
mellor



Features

- Dormer Style 3 Bedroom Semi Detached
- No Onward Chain
- 2 Reception Rooms
- Conservatory
- Driveway & Garage

Situated in one of Hazel Groves' most popular locations, this lovely size 3 bedroom dormer style semi detached offers outstanding value for money and is being offered For Sale with NO ONWARD CHAIN. This is a rare and therefore exciting opportunity to make a fabulous size property into a long

term home and to add significant value given its size and prime location. The property offers versatile accommodation over 2 floors and features 3 double bedrooms, 2 reception areas, conservatory, pleasant lawned garden and a driveway and garage providing ample

parking. A program of updating will be required to the property to reveal its true potential which is very much reflected in its competitive guide price and a high level of interest is anticipated.

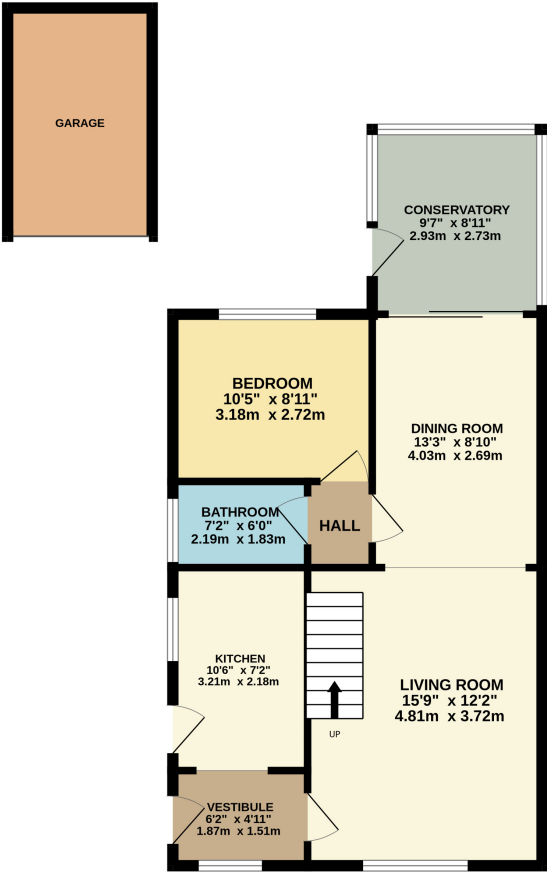


Caernarvon Drive is located off Lyndhurst Avenue close to excellent schools, local shopping facilities, Stepping Hill Hospital and excellent public transport links including Hazel Grove train station. This versatile and adaptable home will suit a range of buyers including young families or perhaps those looking to downsize to accommodation on one level. The accommodation on offer briefly comprises: Entrance vestibule, lounge, dining room, conservatory, inner hallway, family bathroom, ground floor bedroom and kitchen. To the first floor, a landing leads to 2 further double bedrooms. Externally, there is a lawned garden frontage and long driveway leading to a detached garage whilst the rear garden is mainly laid to lawn and enjoys a high degree of privacy.

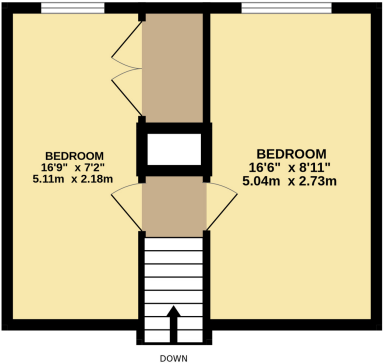
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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.
Made with Metropix 5/2025

Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating

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