

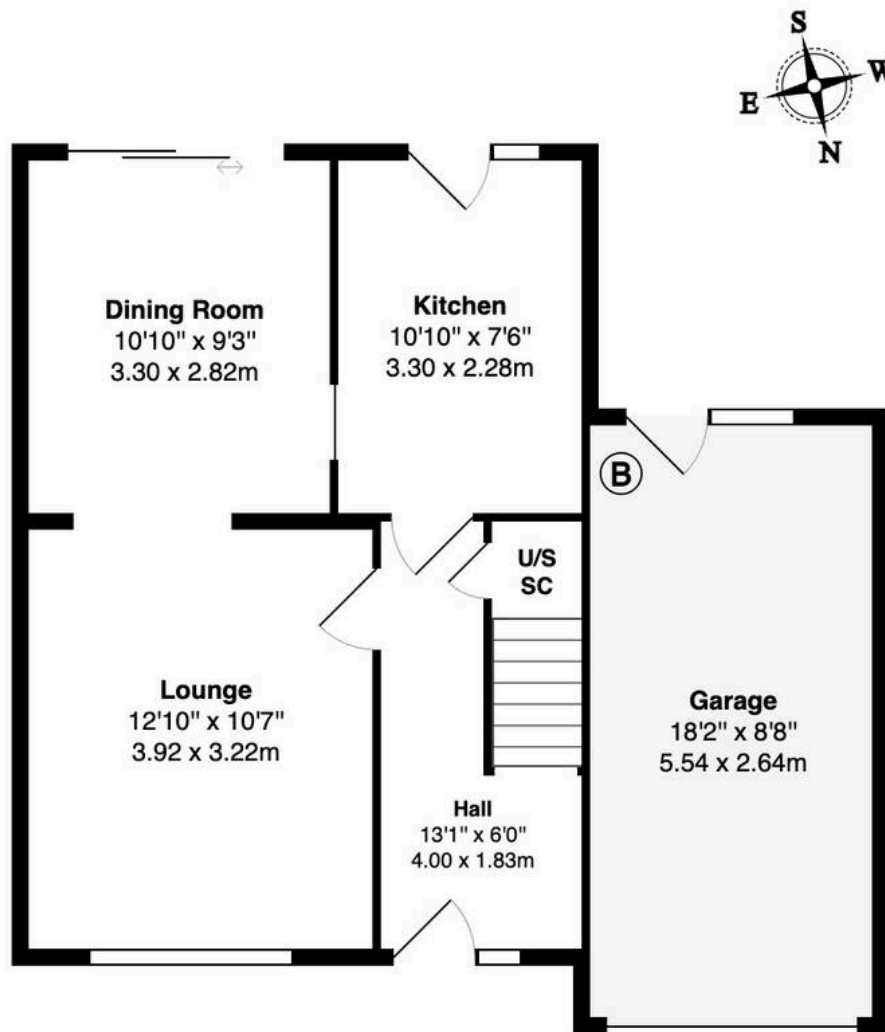


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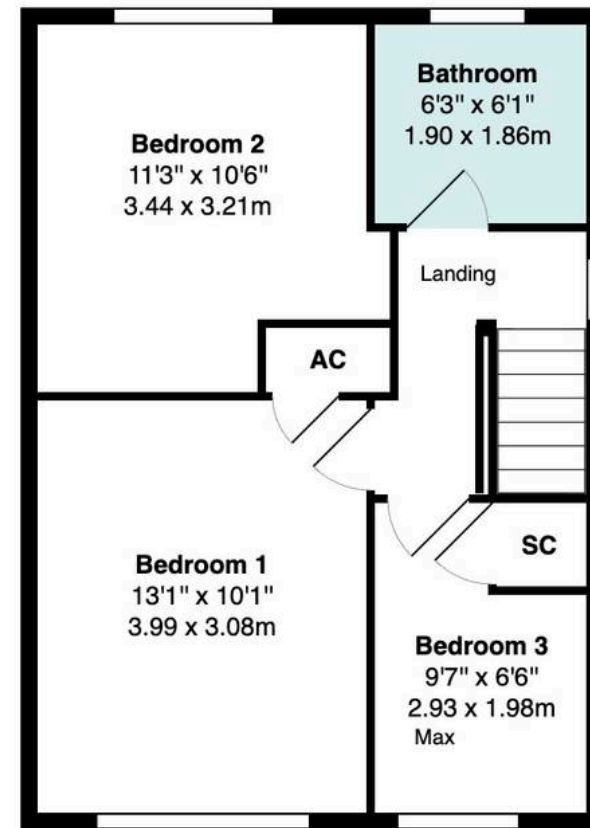
9 Winslade Close, Hazel Grove - SK7 5RB

Guide Price £365,000





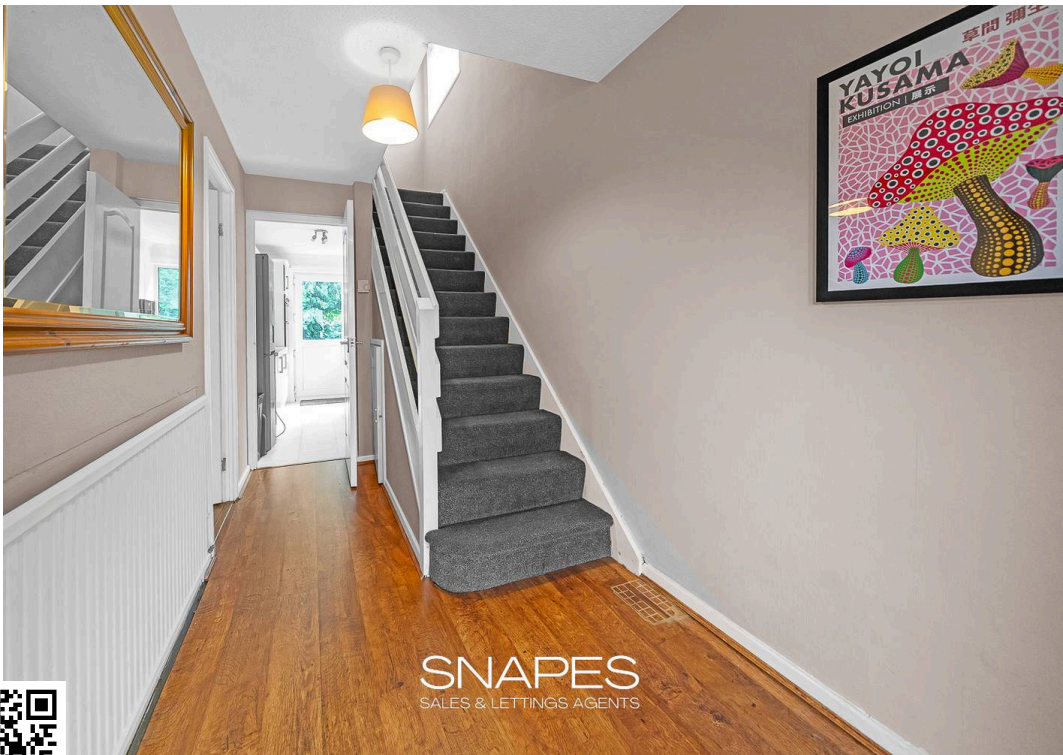
Ground Floor
Approximate Area: 573 ft² ... 53.2 m²

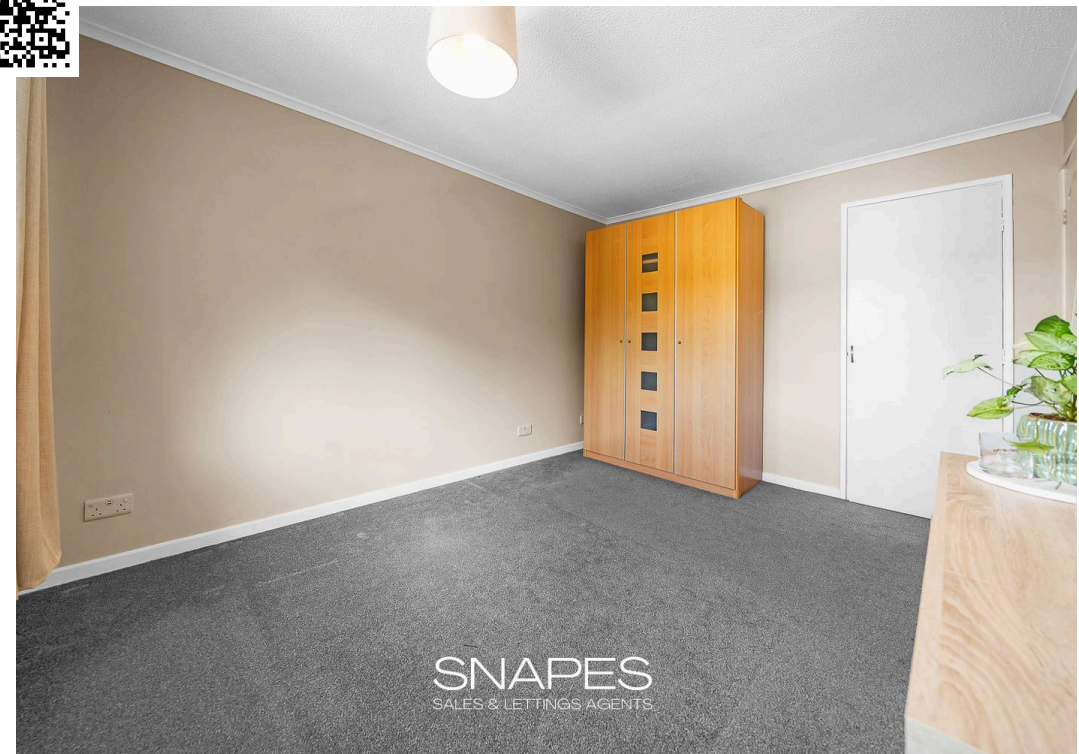
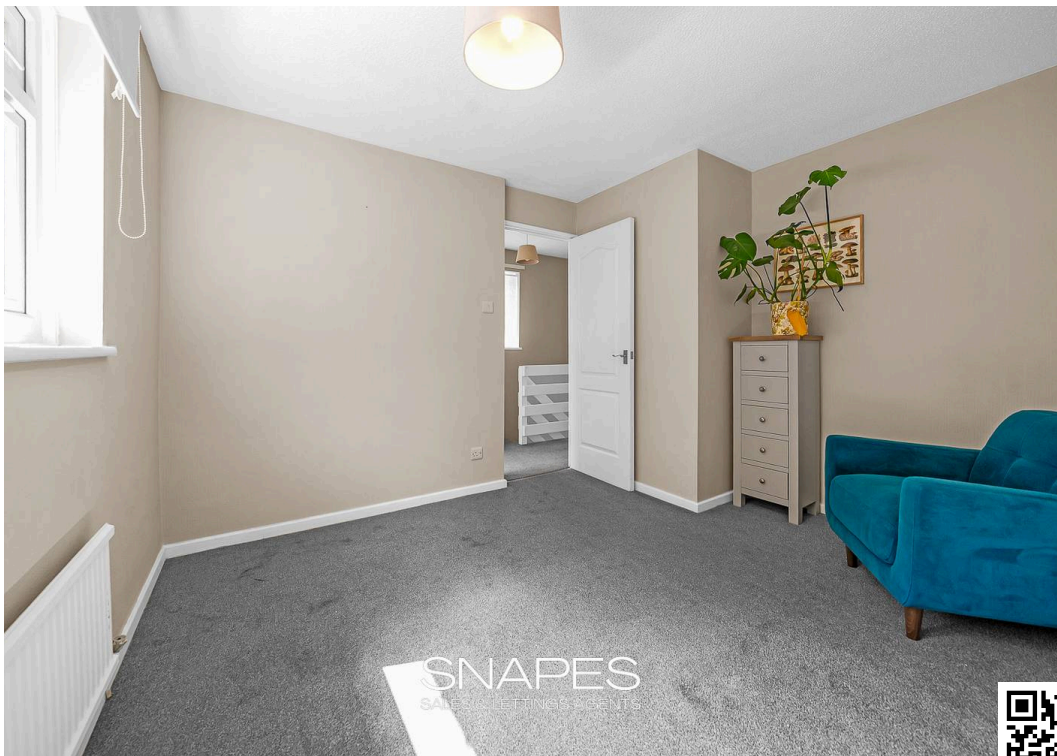


First Floor
Approximate Area: 408 ft² ... 37.9 m²

Approximate Total Area: 981 ft² ... 91.2 m²







Description

We are delighted to offer for sale this charming 3-bedroom semi-detached home, which is offered for sale with no onward seller chain and vacant possession – so a quick move is in your hands.

Before reading this brief description, we would recommend you look through the property photographs so you get an idea of the design, style and presentation of the home and we urge you to study the floor plan to ensure you understand the shape, layout and size of the rooms – and then call us to arrange your personal tour of this property.

First the plot – the property occupies a good size plot with low maintenance front garden area adjacent to a driveway. The attached garage can be accessed via the up-and-over door to the front and via a pedestrian door at the rear. The garage boasts conversion potential with the possibility of adding an internal access point in the hallway (subject to regulations and permissions).

At the rear there is a good size garden which faces South to South-West. The garden has a raised decked area abutting the home with steps leading down to one side where you can then walk onto the main garden area which has been designed with low maintenance in mind. Aside from neighbours, the property has a private aspect, added to by the backcloth of mature trees.

Inside the home – you first enter the home via the spacious front entrance hall which has access to understairs storage, stairs to the first floor and access to the lounge and kitchen. The lounge is positioned to the front of the accommodation and has a modern fireplace to one wall. A window looks over the front aspect and there is an open way leading into the dining room which has sliding patio doors leading out to the decked area. Adjacent to the dining room and accessible from both the hallway and the dining room is the modern fitted kitchen (See photos) which is fitted with a modern kitchen suite. A window to the side aspect and window and door combination to the rear adds extra light to the room.

Upstairs you first find the landing which has access to all the rooms on the first floor. Bedroom 1 is positioned to the front of the accommodation with a window looking out over the front and a built-in airing cupboard adding extra storage too.

Bedroom 2 is positioned to the rear of the accommodation with its window looking out over the rear garden. Bedroom 3 is positioned to the front and boasts impressive measurements for a smaller bedroom with access to a bulk-head storage cupboard and has a window to the front aspect.

The bathroom is positioned to the rear of the accommodation and comprises panel front bath with shower over, wash hand basin and low WC, complemented by light coloured ceramic tiling and chrome silver-coloured fittings which enhance the look of the modern suite.

IMPORTANT INFORMATION also known as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **Material Information:** Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. **Any digitally altered, virtually staged or edited images** are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan – these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. **Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.**

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. **Any reference to area has been calculated using floor plan software** and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

***Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **“Material Information”** or **“Important Information”**, as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.

EPC Rating: C



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