



Cartmel Close | Hazel Grove | SK7 5AR

EDWARD  
mellor



## Features

- 3 Bedroom Semi Detached
- Desirable Cul De Sac Location
- Off Road Parking & Detached Garage
- Lovely Size Enclosed Gardens
- UPVC Double Glazing

Cartmel Close is a peaceful residential cul de sac in the heart of Hazel Grove and is within close proximity of excellent schools, local shopping facilities and Stepping Hill Hospital. This 3 bedroom semi detached is ideally suited to a First Time Buyer or

young families and stands on a generous size plot which features an abundance of off road parking together with a detached garage and lovely size, low maintenance gardens to the rear. In addition there is an open plan breakfast kitchen, 3 well proportioned

bedrooms and the property further benefits from UPVC double glazing and gas central heating. Outstanding value for money. Viewing recommended.



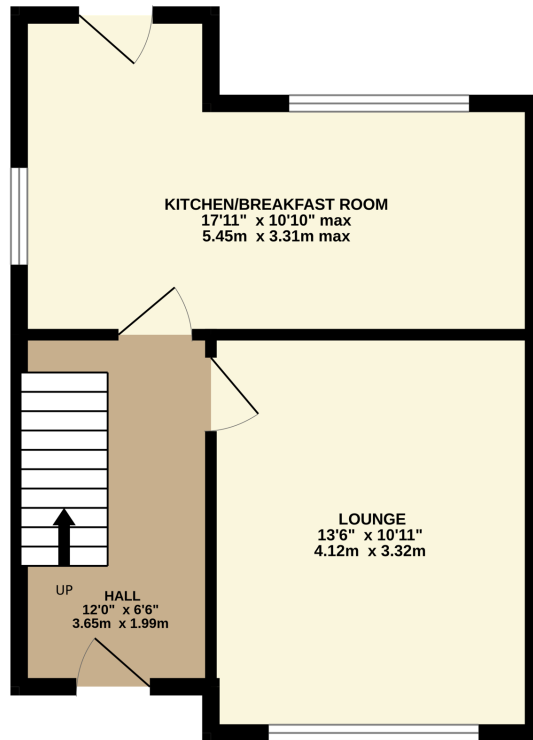
The accommodation on offer briefly comprises : Welcoming entrance hall with stairs leading to the first floor, front living room which provides ample room for seating and social gatherings and an attractively fitted open plan kitchen and dining area enjoying views over the rear garden. To the first floor, a landing leads to 3 well proportioned bedrooms and a 3 piece family bathroom suite. Externally, to the front of the property is a hardstanding and gravel garden frontage which provides ample parking and to the rear is a lovely size, low maintenance artificial grass garden with gravel borders and enclosed by fence boundaries providing a safe haven for young children.



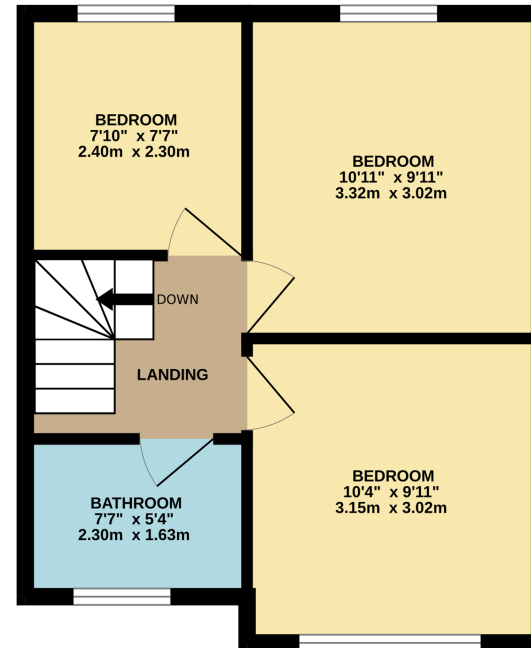
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

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## Important Information

- Council Tax Band: C
- Tenure:Freehold

## EPC Rating

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