2 Tideswell Road, Hazel Grove

£345,000 Freehold

TWO DOUBLE BEDROOMS • GENEROUS DRIVEWAY AND FRONT GARDEN AREA • FANTASTIC SIZED GARDEN • MODERN KITCHEN AND BATHROOM • CLOSE TO LOCAL SHOPS AND AMENITIES • EXCELLENT CORNER PLOT • BEAUTIFULLY PRESENTED AND MAINTAINED THROUGHOUT

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.

TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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This beautifully presented and immaculately maintained two bedroom semi detached house offers an excellent opportunity for buyers seeking a stylish and comfortable home in a excellent location. Occupying a desirable corner plot, the property boasts a thoughtfully designed interior that has been finished to a high standard throughout.

Upon entering, you are greeted by a welcoming porch area, boasting ample storage space for coats and shoes, seamlessly leading into the hallway area, featuring herringbone flooring, offering access to the downstairs reception rooms. To the front of the property, there is a good-sized living room, adorned with natural light entering through the bay window. At the rear of the property, there is a brilliantly sized dining room, with double doors out onto the garden area. Adjacent to this, accessed via a doorway opening, the modern kitchen features sleek cabinetry, integrated appliances, and ample workspace, catering to all your culinary needs. The kitchen was recently installed, just two years ago, boasting modern cupboards and herringbone flooring.

Upstairs, there are two generous, well-appointed double bedrooms, each offering plenty of space for relaxation and enjoying a bright, airy atmosphere. The contemporary bathroom was fitted 3 years ago and boasts a modern four piece suite, comprising of a bath, walk-in shower, W/C and separate wash-hand basin.

Externally, the property features a generous driveway, providing ample off-road parking, as well as a well manicured front garden area, enhancing the property's attractive kerb appeal. At the rear of the property, there is a fabulous garden, primarily laid to lawn, however also, offers the an additional decking area, currently used as an outdoor seating area.

The property is ideally situated close to local shops and amenities, allowing for excellent convenience. This property is an brilliant choice for various buyers, including first time purchasers, couples, and those looking to downsize without compromising on comfort or style. With its modern finishes, spacious rooms, and superb location, this home is ready to move into and enjoy immediately.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

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