



31 Arundel Avenue, Hazel Grove, Stockport, SK7 5LB

Situated on the popular Arundel Avenue in Hazel Grove, this well-proportioned three-bedroom semi-detached property offers versatile living accommodation, ample off-road parking, and a low-maintenance rear garden, making it an excellent home for families and professionals alike.

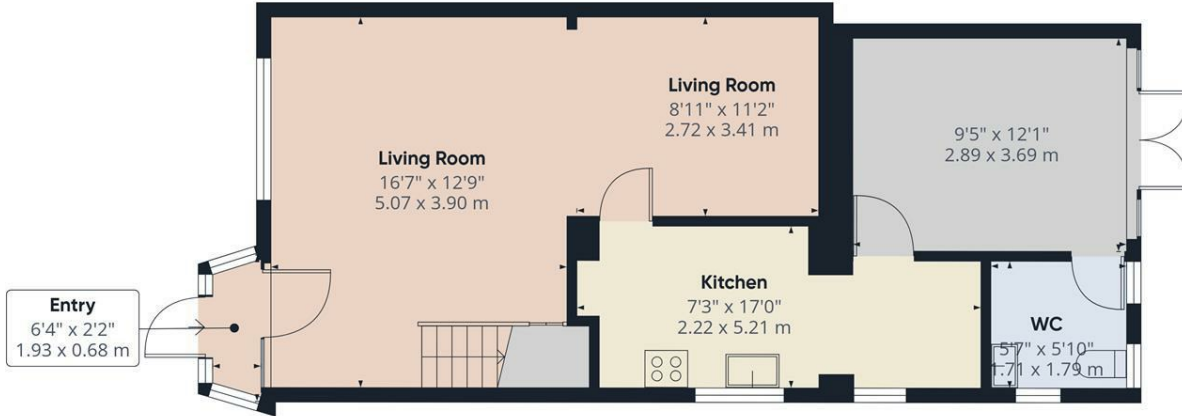
The accommodation is welcomed by an entrance porch which leads into a spacious lounge overlooking the front of the property. The lounge opens seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. Located off the dining room is the kitchen, which benefits from ample storage cupboards, generous worktop space, and room for utility appliances. To the rear of the property is a second reception room, offering flexible living space and featuring double doors that open onto the rear garden. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, there are three bedrooms, comprising two well-sized double bedrooms and a single bedroom, ideal as a child's room, nursery, dressing room, or home office. The family bathroom is fitted with a bath with shower over, wash hand basin, and WC.

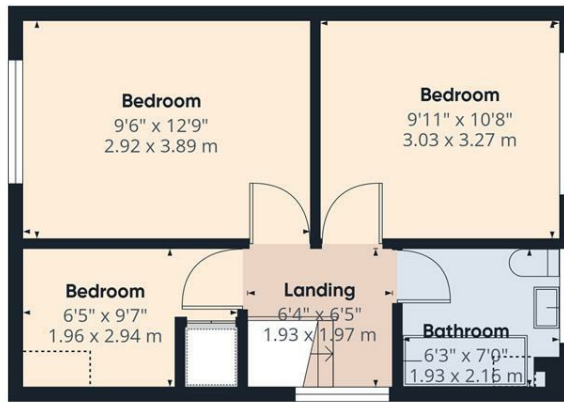
Externally, the property benefits from a driveway providing off-road parking for multiple vehicles. To the rear is a

- Extended Three Bedroom Semi Detached Home
- Large Driveway For Multiple Cars
- Two Reception Rooms
- Downstairs W/c / Laundry Room
- Walking Distance To Outstanding Local Schools
- Highly Sought After Location

£375,000



Floor 0



Floor 1

Approximate total area^m
953 ft²
88.5 m²

Reduced headroom
6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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