



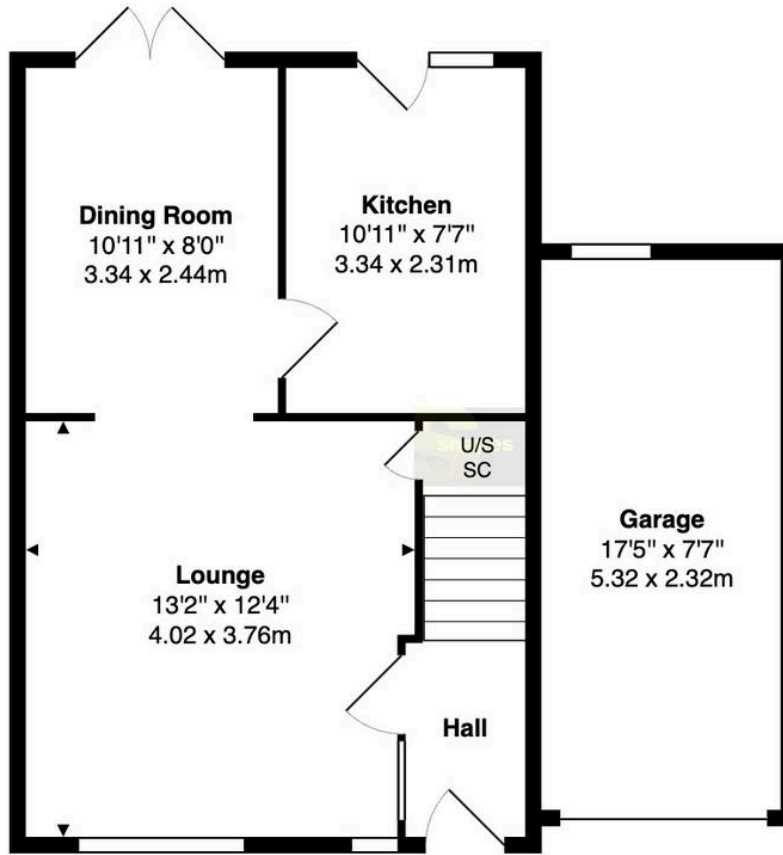
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1 Harford Close, Hazel Grove - SK7 5QU

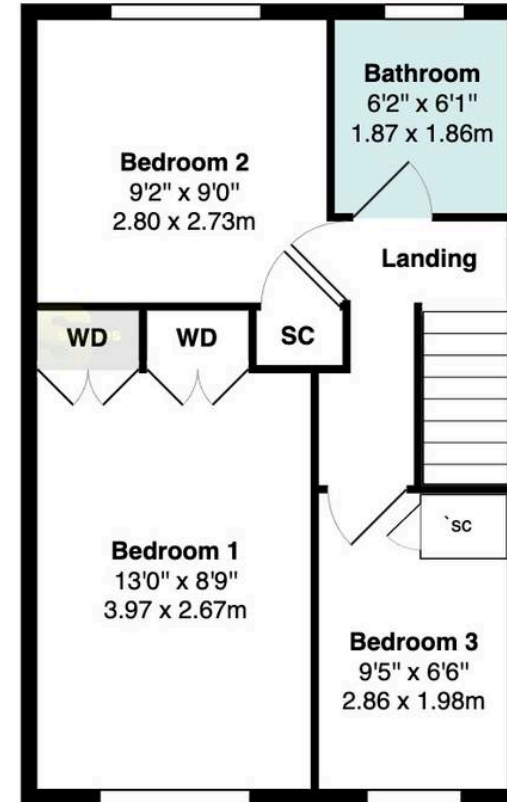
Fixed Price £349,950



Ground Floor
Approximate Area: 528 ft² ... 49.1 m²



First Floor
Approximate Area: 364 ft² ... 33.9 m²



Approximate Total Area: 893 ft² ... 82.9 m²



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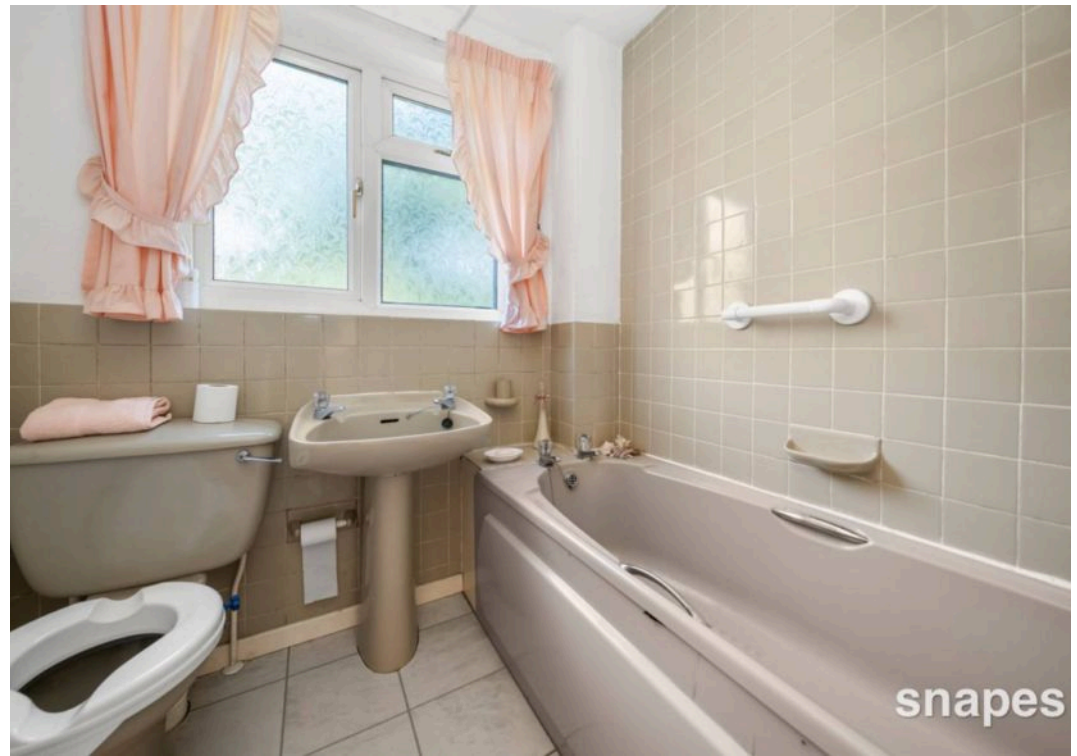
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Description

Nestled within a popular residential area, this charming 3-bedroom semi-detached house presents a prime opportunity for those seeking a comfortable and convenient family home. Boasting adaptable and well proportioned accommodation. The property features a spacious lounge to the front, perfect for relaxing and entertaining. The dining room to the rear offers a seamless flow from the lounge, leading to the kitchen, creating a functional space for culinary enthusiasts and offering the obvious potential of opening up the two rooms and creating one larger open plan dining kitchen for entertaining. The property benefits from three generously-sized bedrooms, offering ample space for a growing family or those in need of a home office. Additionally, the residence includes a family bathroom, ensuring comfort and practicality for every-day living. With the added convenience of a driveway and garage, parking will never be a concern for homeowners. Ideal for those in search of their forever home, this property is being offered with no vendor chain, allowing for the potential of a quick transaction.

Stepping outside, this home unveils a delightful surprise in the form of a good-sized rear garden, providing a private sanctuary for residents to unwind and enjoy the outdoors. Perfect for al-fresco dining, children's play, or gardening enthusiasts, the outdoor space offers a blank canvas for personalisation and enjoyment. The peaceful cul-de-sac location ensures a tranquil setting away from the hustle and bustle of urban life, allowing residents to enjoy a sense of privacy and security. Whether relaxing in the sun-soaked garden or hosting gatherings with loved ones, the outside space of this property offers endless possibilities for creating cherished memories. With its combination of indoor comfort and outdoor serenity, this property represents an exceptional opportunity for those looking to establish roots in a welcoming community and experience the joys of homeownership in a convenient and sought-after location.

Important – Please click on the "Material Information" link for more important information.

Tenure: Freehold

Rent Charge: To be confirmed.

Other: Delete if nothing else to add.

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Material Information has been sourced from various official and 3rd party sources. For more information please email " compliance @ snapes . co . uk " with the specific property your enquiry relates to. We strongly advise you consult a Solicitor and/or a surveyor and carry out your own research on the information provided to ensure there have been no changes since the information was sourced as we do not check for changes which may happen after the listing was made available. For broadband/mobile services we urge you to contact your provider to ensure your the service you need and your device is compatible. Human error by 3rd party data inputters, and a lag in data being transposed to digital records are some of the reasons the above information may be outdated before or after you view.

Marketing: Our floor plan may not show some small recess areas, support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc but not limited to attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale, both internally and externally. We strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.

EPC Rating: D



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