



Hope Street | Hazel Grove | SK74EL

EDWARD  
**mellor**



## Features

- Outstanding Value For Money
- Modern Mid Mews Over 3 Floors
- 4 Double Bedrooms
- 2 Bathrooms
- Enclosed Rear Garden

You won't find a "better value for money" home in Hazel Grove so act quickly because this won't last long! Not 2, Not 3, but 4 double bedrooms and simply ready to move into! This modern mews style property is situated in the heart of Hazel Grove and offers incredibly deceptive accommodation over 3 floors which includes 4

GENUINE DOUBLE BEDROOMS, 2 BATHROOMS, A JULIET BALCONY TO THE MASTER BEDROOM and is all available with No onward Chain. The property was built circa 2017 and therefore offers low maintenance living in a prime location close to everyday amenities. In addition, there is a landscaped artificial grass garden to

the rear which is perfect for entertaining and a great size dining kitchen with French doors leading directly to the garden. There simply isn't a better value for money property in Hazel Grove so call us now to avoid disappointment.

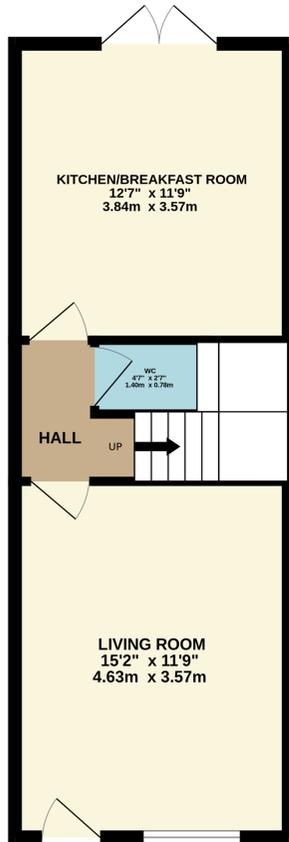


The property will suit a range of buyers including First Time Buyers looking for a home to grown into with useful home office space, young families yearning for better bedroom space or perhaps those looking to downsize whilst still requiring ample. The property is within walking distance of locals shops, schools Hazel Grove train station and Stepping Hill Hospital. The accommodation on offer briefly comprises : fabulous size front living room with ample room for seating and dining, inner hallway with stairs to the first floor, useful downstairs WC and a lovely size dining kitchen to the rear. To the first floor are 2 double bedrooms with the master having a Juliet balcony and a superbly fitted 3 piece family bathroom suite. On the 2nd floor you will find 2 further double bedrooms which are both served by an attractively fitted 3 piece shower room.

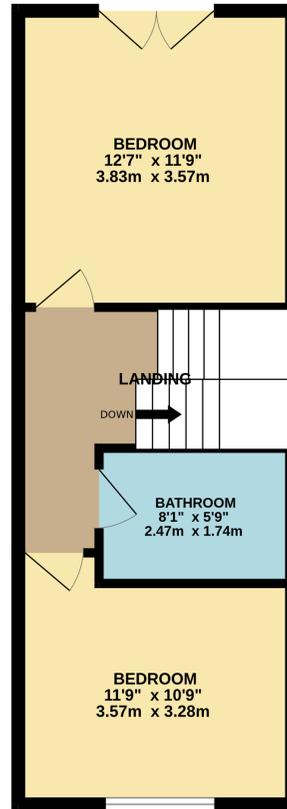
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

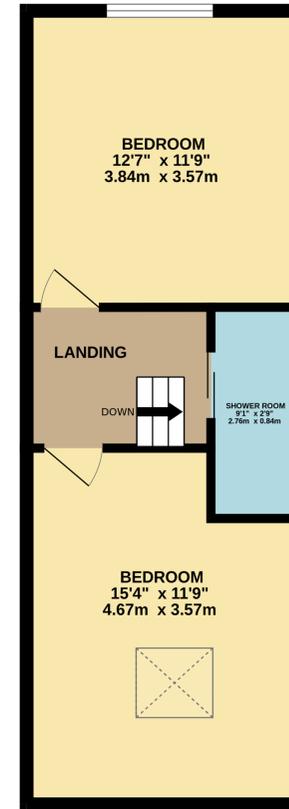
GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.1 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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## Important Information

- Council Tax Band: D
- Tenure:Freehold

## EPC Rating

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