



SNAPEs
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115 Cavendish Road, Hazel Grove – SK7 6JQ

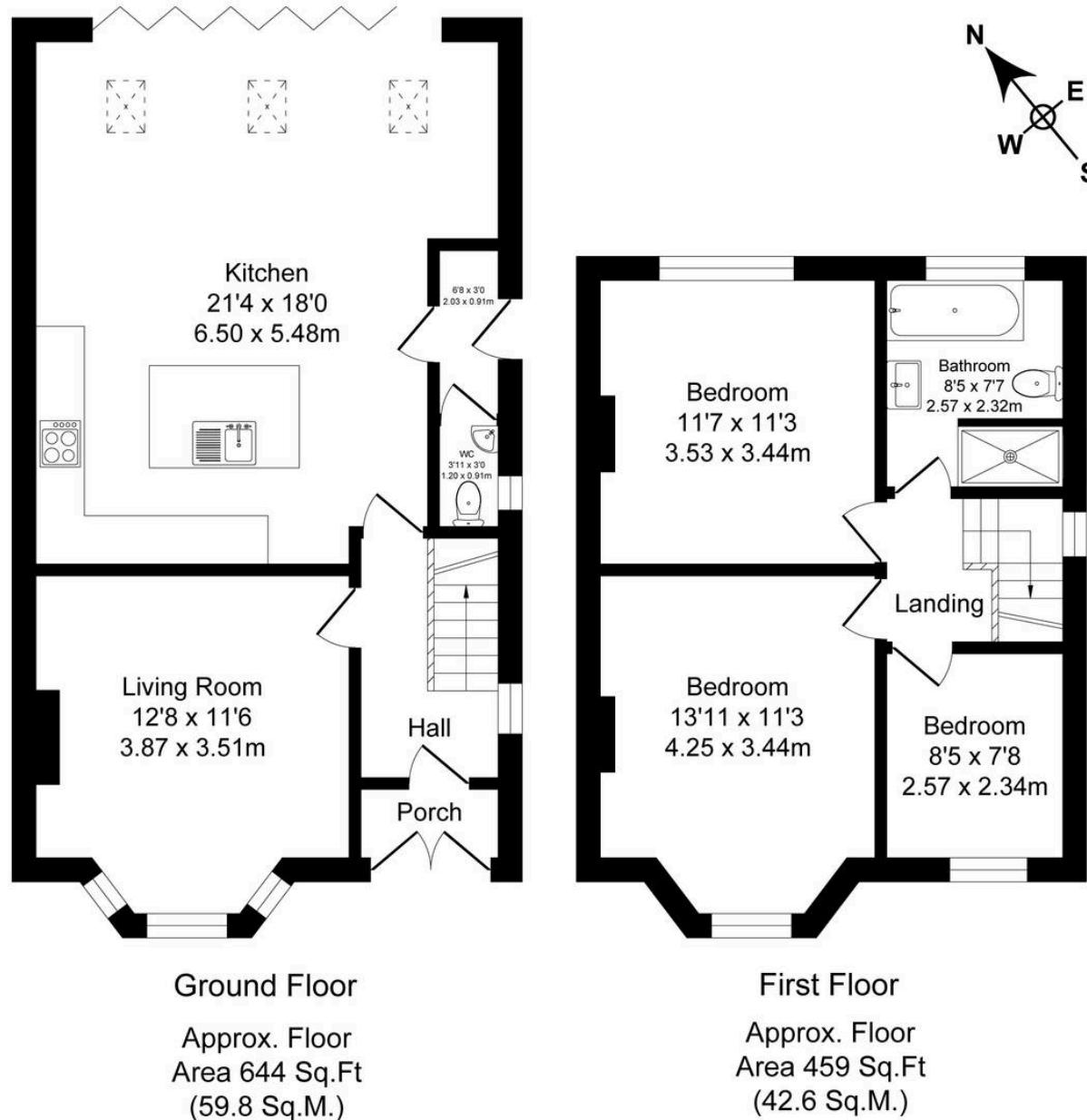
Guide Price **£475,000**



Cavendish Road, Hazel Grove

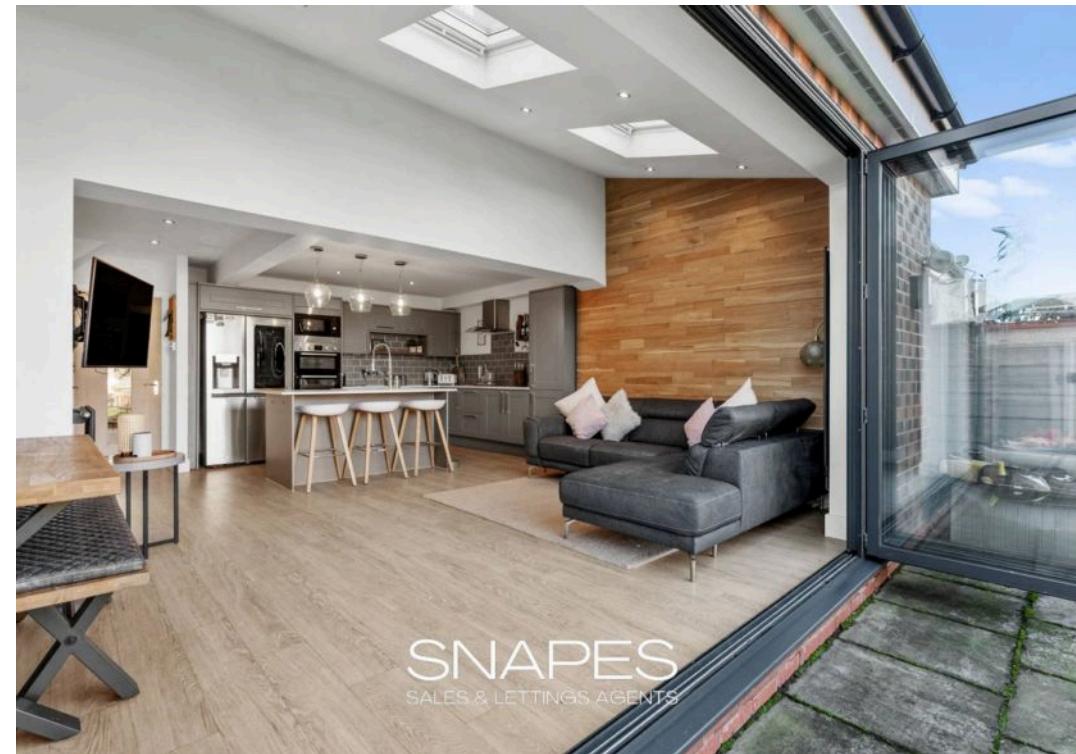
Total Approx. Floor Area 1103 Sq.ft. (102.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





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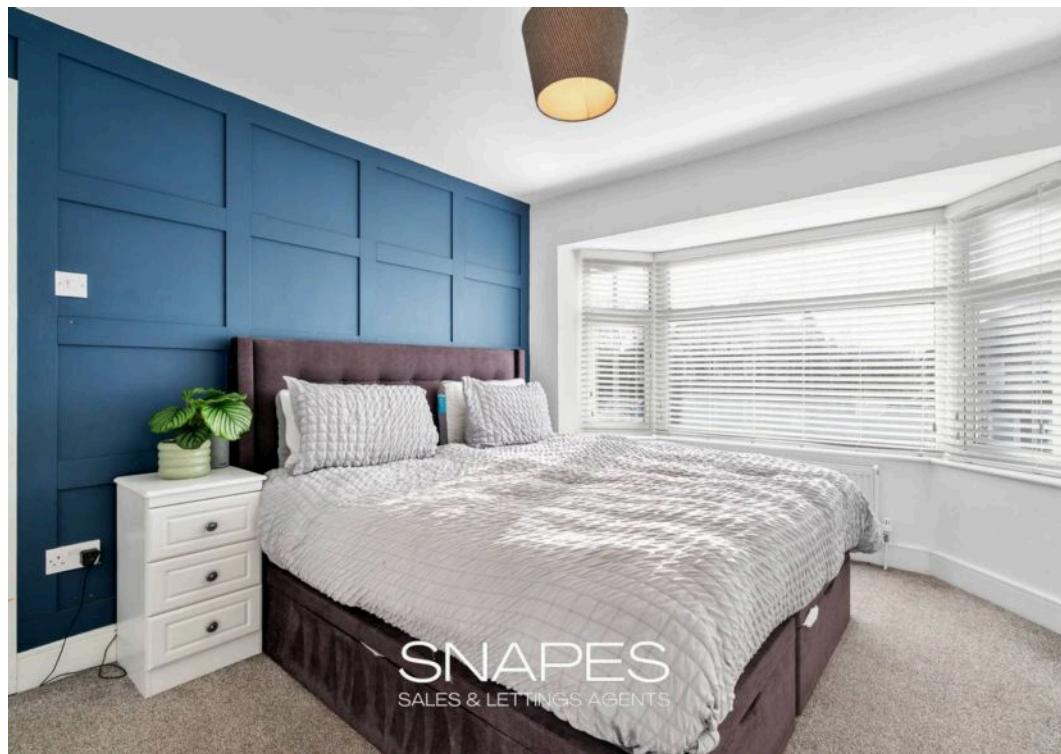
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Description

Whilst reading this brief description we strongly advise you look through our photographs, and study the floor plans to get a better understanding of the design, style, layout and size of this home, however we strongly urge you to view the home to get a true feel this beautiful home.

We are delighted to offer for sale this beautifully extended three-bedroom semi-detached home, providing contemporary open plan living in a highly sought-after location. The property boasts a thoughtfully designed layout, with a stunning rear extension that creates a spacious living and entertaining kitchen. This impressive space features a stylish multi-purpose island creating a subtle way of dividing the kitchen space, yet keeping it open to the rest of this light bright open space. There is a range of sleek modern units with some fitted appliances, and ample room for both dining and relaxing, all bathed in natural light from velux windows and large bi-fold doors. At the front of the ground floor space is a separate reception room offering flexibility as a lounge, playroom, or TV room, catering to a variety of family needs. The ground floor is further enhanced by a practical utility room and a separate WC, adding convenience to every-day living. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a luxurious, modern family bathroom finished to a high standard. There is also loft space accessed via pull down ladders providing yet more useful and practical space for storage. The property's contemporary interior, quality finishes, and versatile spaces ensure it is ready for immediate enjoyment.

Stepping outside, the landscaped rear garden offers a tranquil retreat, perfect for alfresco dining, entertaining guests, or simply relaxing in the fresh air. Designed with both style and low maintenance in mind, the garden features a combination of patio and artificial lawn area, ideal for children to play or for hosting summer gatherings (and pet friendly!) The front of the property benefits from ample driveway parking, providing space for multiple vehicles and enhanced by the addition of an EV charger and security posts for peace of mind. The overall outside space presents excellent potential for further personalisation, whether you envision creating a vibrant family garden or a serene outdoor sanctuary.

Viewing is highly recommended to fully appreciate the lifestyle this exceptional home and its outdoor areas have to offer.

Important - When reading this online please find and click on the link, tab or CTA which should be named "Material Information" or "Important Information" This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information, local planning applications, schools, transport and flood risks. Some websites will remove the link or change the name and if you are reading this on a printed document please visit the properties digital advert for the information.

Tenure: Freehold

Chief Rent: £7 per annum. (Note this is not a Ground Rent)

EPC: Rating D

Note on 2: It is not uncommon for a Freehold property to have an associated rent charge, often known as a Chief Rent. It is not a Ground Rent like those associated to Leasehold properties and other than being paid once a year at £7 in the case of this property, there are no lease. Please call the office if you have any questions.

Material Information / Important Information is provided by Spectre, Street or Sprift, who in turn source their information from open data sources as noted in the disclaimer section of each report. The information is provided in link format due to the vast layers of data available and to help show information which is as up to date as possible. The information should not replace you taking advice from your solicitor, surveyor, or you doing your own research to ensure you are happy with the content. The various websites where you might be reading this disclaimer sometimes rename or even remove the links to this information. They might also display the link in a place not as easy to find as we would like it to be. We can provide the link on demand.

Marketing: Our floor plan may not show some small recess areas and is usually measured into Bay Windows. It might not show all 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. Any twilight/dusk photos which have been AI generated may have had lighting added where it does not exist. Please ensure you are aware if lights exist if this would alter your decision to purchase. The photos should not be used as an indication of what is included in the sale or rental lease, both internally and externally. If buying 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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