



Hatherlow Lane | Hazel Grove | SK7 4EP

EDWARD
mellor



Features

- Extended Period 2 Bedroom Cottage
- Stunning Interior With period Charm
- 2 Reception Rooms
- Superbly Refitted Kitchen
- Lovely Lawned Gardens

This beautifully presented and thoughtfully extended period cottage combines the perfect blend of sublime period charm and character with a "Chic" and stylish interior which makes it simply ready to move into. A dream home for a First Time Buyer and

situated in the heart of Hazel Grove close to everyday amenities, this stunning home offers deceptively spacious accommodation over 2 well proportioned floors which features 2 formal reception rooms, 2 fabulous size double bedrooms, a beautifully

refitted cottage style kitchen with French doors overlooking the great size lawned gardens and an attractively fitted 3 piece shower room. In addition, the property benefits from UPVc double glazing and gas central heating. Viewing highly recommended.



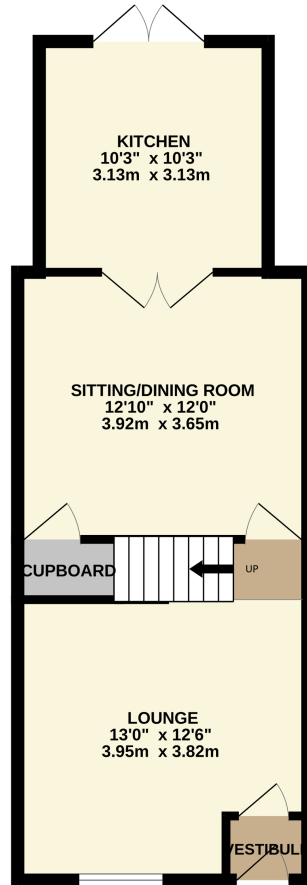
Hatherlow Lane is a popular and convenient location and is within walking distance of local shops, bars and restaurants, Hazel Grove train station and Stepping Hill Hospital. The accommodation on offer comprises : Enclosed entrance vestibule, front lounge with feature central fireplace, inner hallway with stairs leading to the first floor, separate sitting room / dining room with useful understairs storage and double doors leading to a superbly fitted kitchen with French doors leading to the rear garden. To the first floor, a landing leads to 2 great size double bedrooms and an attractively fitted 3 piece shower room. The property enjoys a wall garden frontage whilst to the rear is a patio area for Alfresco dining and in turn leads to an excellent size lawned garden which is ideal for outdoor entertaining and social gatherings.



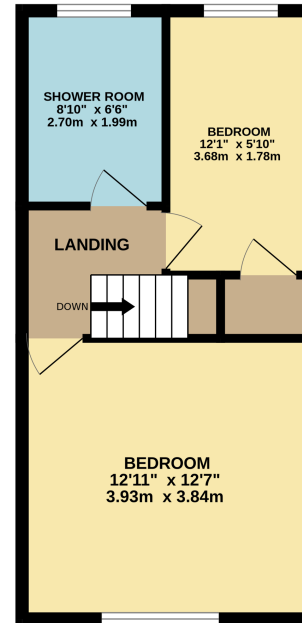
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.

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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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