

Features

- Deceptive 3 Bedroom Period Terrace
- 2 Reception Rooms
- 2 Bathrooms Inc En Suite
- Attractively Fitted Kitchen
- Enclosed Lawned Gardens

An incredibly deceptive, 3 bedroom, 2 bathroom period terraced which is situated in the heart of Hazel Grove and within walking distance of local amenities. Only by way of an internal inspection can the true size of this spacious home be fully appreciated which is ideally suited to either First

Time Buyers or young families. The property features 2 formal reception rooms which provide ample room for both seating and formal dining, an attractively fitted kitchen, 3 well proportioned bedrooms including a fabulous 4 piece en suite master bedroom and also a separate 3 piece

shower room. In addition, the property enjoys a walled garden frontage whilst to the rear is a lovely size garden which is mainly laid to lawn whilst also offering a patio and raised decking area for outdoor entertaining. Viewing essential.



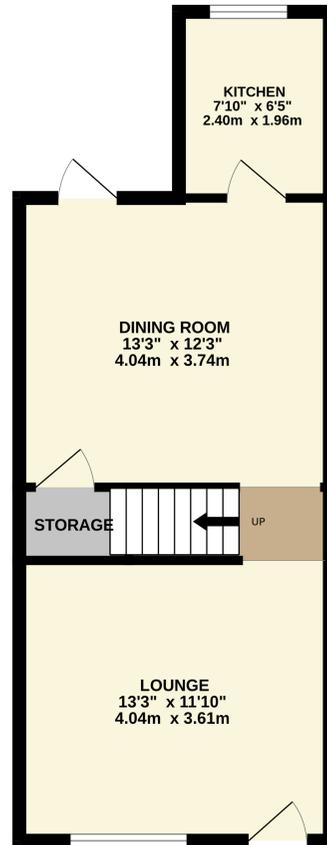
Commercial Road is situated in the heart of Hazel Grove and is within walking distance of local shopping facilities, excellent schools and good public transport links including Hazel Grove train station. The accommodation on offer briefly comprises front lounge providing ample room for seating, stairs leading to the first floor, rear dining room with feature recess chimney breast and patio door leading to the rear garden and an attractively fitted kitchen. To the first floor, a landing leads to 3 excellent size and well proportioned bedrooms with the master bedroom having a superb 4 piece en suite bathroom whilst a separate 3 piece shower room serves the additional 2 bedrooms.



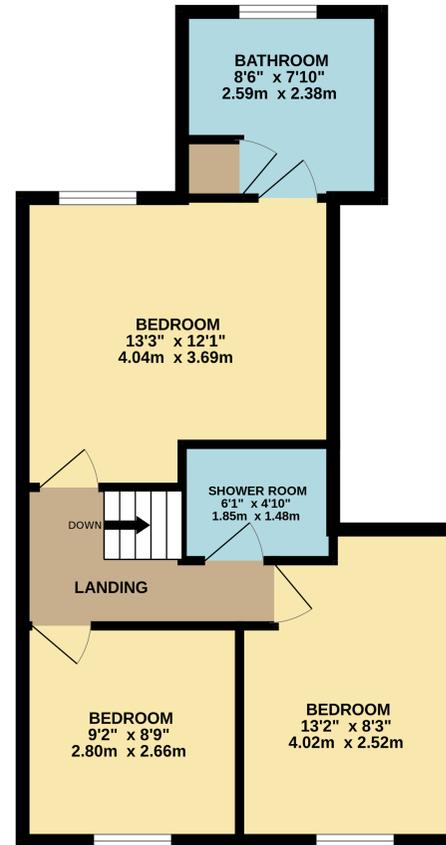
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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.
Made with Metropex ©2020

Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazelgrove@edwardmellor.co.uk

The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.