



## 4 Sherford Close, Hazel Grove

£320,000 Freehold

QUIET CUL-DE-SAC LOCATION • DRIVEWAY SPACE FOR 2+ CARS • TWO FABULOUS DOUBLE BEDROOMS • MODERN BATHROOM AND KITCHEN • DETACHED GARAGE • BEAUTIFULLY MAINTAINED THROUGHOUT



Situated on a lovely quiet cul-de-sac, this beautifully maintained two-bedroom semi-detached house presents an exceptional opportunity for those seeking a stylish and comfortable home in a fantastic location. Upon entering the property, there is an entrance porch, offering a handy space to store coats, shoes and more. This fantastic porch area, leads through into a bright and inviting living room, adorned with natural light, perfect for relaxing or entertaining guests. To the rear of the property, there is a fabulous modern kitchen, that has been thoughtfully designed to offer ample storage and worktop space, featuring contemporary units and high-quality appliances.

Council Tax band: C

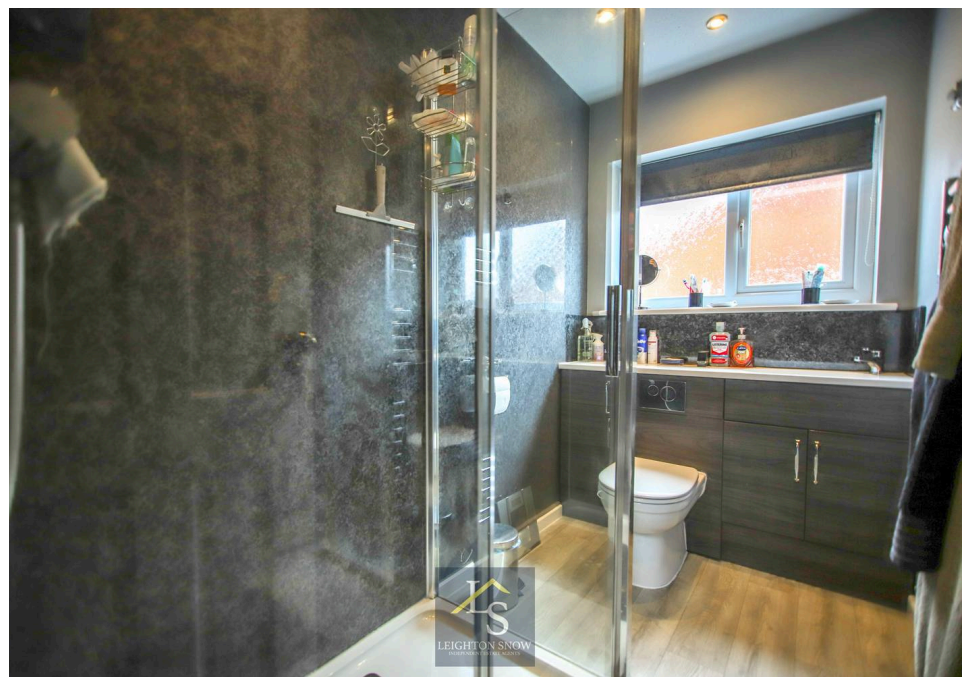
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

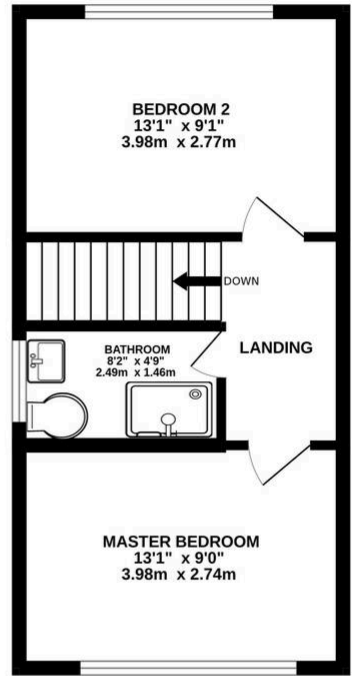
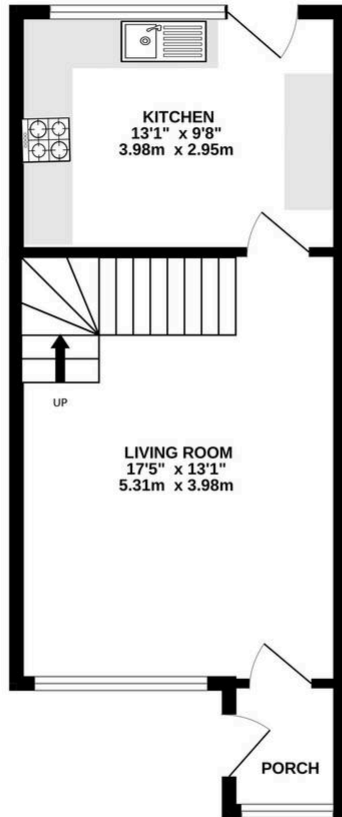
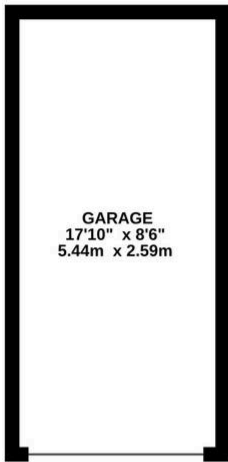


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GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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Upstairs, you will find two excellent double bedrooms, each generously proportioned, covering the with of the property and finished to a high standard. The master bedroom has recently been fitted with built in wardrobes, boasting ample storage space, and a built in dressing area. The second bedroom, situated at the rear of the property, offers plenty of space for additional wardrobes. The sleek family bathroom is fitted with a thoughtfully designed, modern three piece suite, comprising of a walk-in shower, WC and wash-hand basin.

Throughout the property, attention to detail is evident, with neutral décor, quality flooring, and well-maintained finishes that create a welcoming and move-in ready environment. This wonderful home also benefits from a detached garage, providing additional storage or secure parking, and a private driveway with space for two or more cars, ensuring convenience for both residents and visitors. The external garden area, is securely fenced, and paved throughout, offering a perfect area for both relaxation and al-fresco dining in the summer.

Located in a desirable residential area, the property offers easy access to local shops and amenities, schools, and brilliant transport links and bus routes. With it's blend of modern comforts, generous living spaces, and a sought-after cul-de-sac location, this charming home is sure to impress buyers looking for a property that combines practicality with style. This home, suits a wide array of buyers looking for their next home, from first time buyers, to downsizers or buy-to-let investors.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*

