



Rutland Road | Hazel Grove | SK7 6JD

EDWARD
mellor



Features

- Extended 3 Bedroom Semi Detached
- Highly Sought After Location
- Stylish Open Plan Living Kitchen
- Superbly Fitted 4 Piece Bathroom
- Lovely Size Lawned Gardens

A superbly presented and thoughtfully extended 3 bedroom semi detached which is situated in one of Hazel Grove's most popular locations close to Norbury Hall School. This traditional style, bay fronted home is ideally suited to a young family and has been tastefully modernised whilst still

retaining a plethora of period features conducive with its age. The property features a stylish and extended open plan living kitchen which is perfect for entertaining and social gatherings and is flooded with natural lighting via 3 Velux windows. In addition, the 0.07 FREEHOLD plot provides an

abundance of off road parking via a newly laid brick bloc driveway together with delightful lawned gardens to the rear which are ideal for outdoor gatherings with family and friends. Viewing highly recommended.



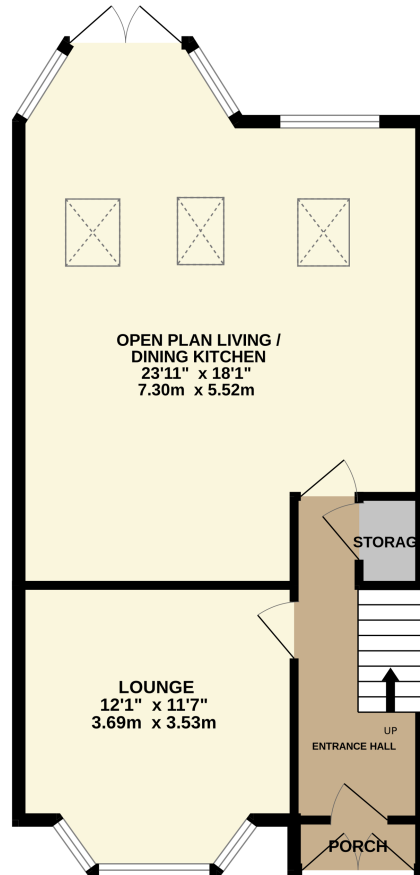
Rutland Road is situated off Cavendish Road in the heart of Hazel Grove and is within walking distance of excellent schools, local shopping facilities and good public transport links. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs to the first floor, front lounge with feature central fireplace and a fabulous size open plan living kitchen which provides ample room for both seating and formal dining. To the first floor, a landing leads to 3 bedrooms, (2 with period cast iron fireplaces) whilst a lovely 4 piece bathroom site with roll top bath and walk in shower area completes the first floor accommodation. The property also benefits from recently installed UPVC double glazing and gas central heating and a detached garage to provide secure parking or invaluable extra storage space.



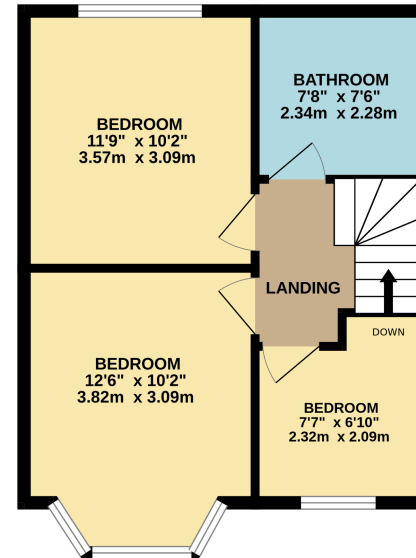
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.

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Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating

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