



Alston Close | Hazel Grove | SK7 5LR

EDWARD  
mellor





## Features

- Extended 4 Bedroom Family Home
- Well Cared For Throughout
- En Suite Bedroom
- Fabulous Size Conservatory
- Highly Sought After Location

This family size and considerably extended 4 bedroom family home is being offered For Sale with No Onward Chain and is situated on the highly regarded New House Farm Development on the borders of Hazel Grove and Bramhall. Ideally suited to a growing family, the property offers 4

well proportioned bedrooms (all with fitted wardrobes and en suite facility to the master bedroom)) whilst also featuring a fabulous size full width conservatory providing a perfect space for seating and relaxation. In addition there is an attractively fitted breakfast kitchen, 3 piece family bathroom suite

and a very useful ground floor study / home office which is ideal for the home worker. The property also benefits from ample off road parking, UPVC double glazing, gas central heating and well tended and private lawned gardens to the rear. Outstanding value for money. Viewing recommended.





Alston Close enjoys a highly sought after cul de sac location on this popular development and is within close proximity of excellent schools, Stepping Hill Hospital, local shopping facilities and good public transport links. This is a well presented and thoughtfully extended family home in one of Hazel Groves' most popular locations, The accommodation on offer briefly comprises : Enclosed entrance vestibule, front living room with stairs to the first floor, superbly fitted breakfast kitchen, home office / study, useful downstairs WC and hugely impressive, full width, conservatory overlooking the rear garden. To the first floor there are 4 well proportioned bedrooms all with a range of fitted wardrobes and en suite shower cubicle to the master bedroom, whilst a 3 piece family bathroom completes the first floor accommodation.

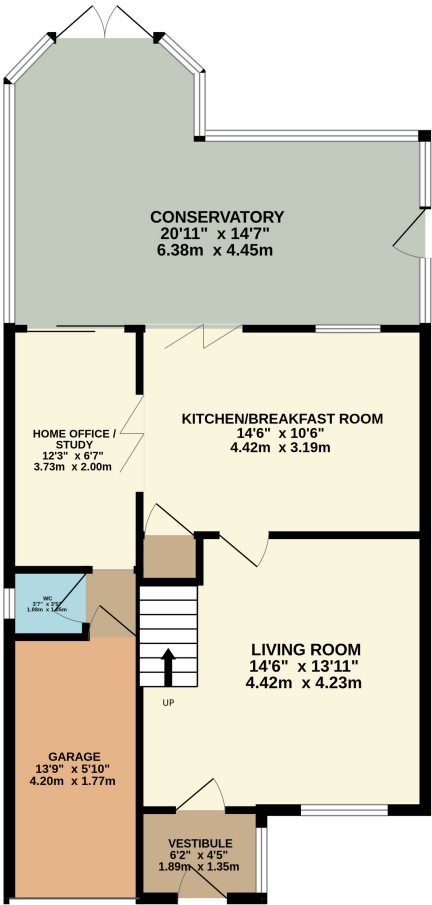




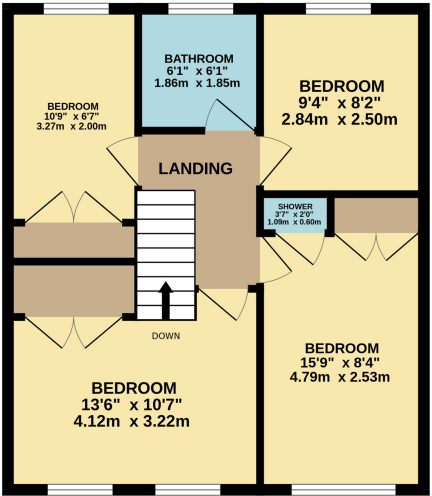
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
822 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 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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## Important Information

- Council Tax Band: C
- Tenure:Freehold

## EPC Rating

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