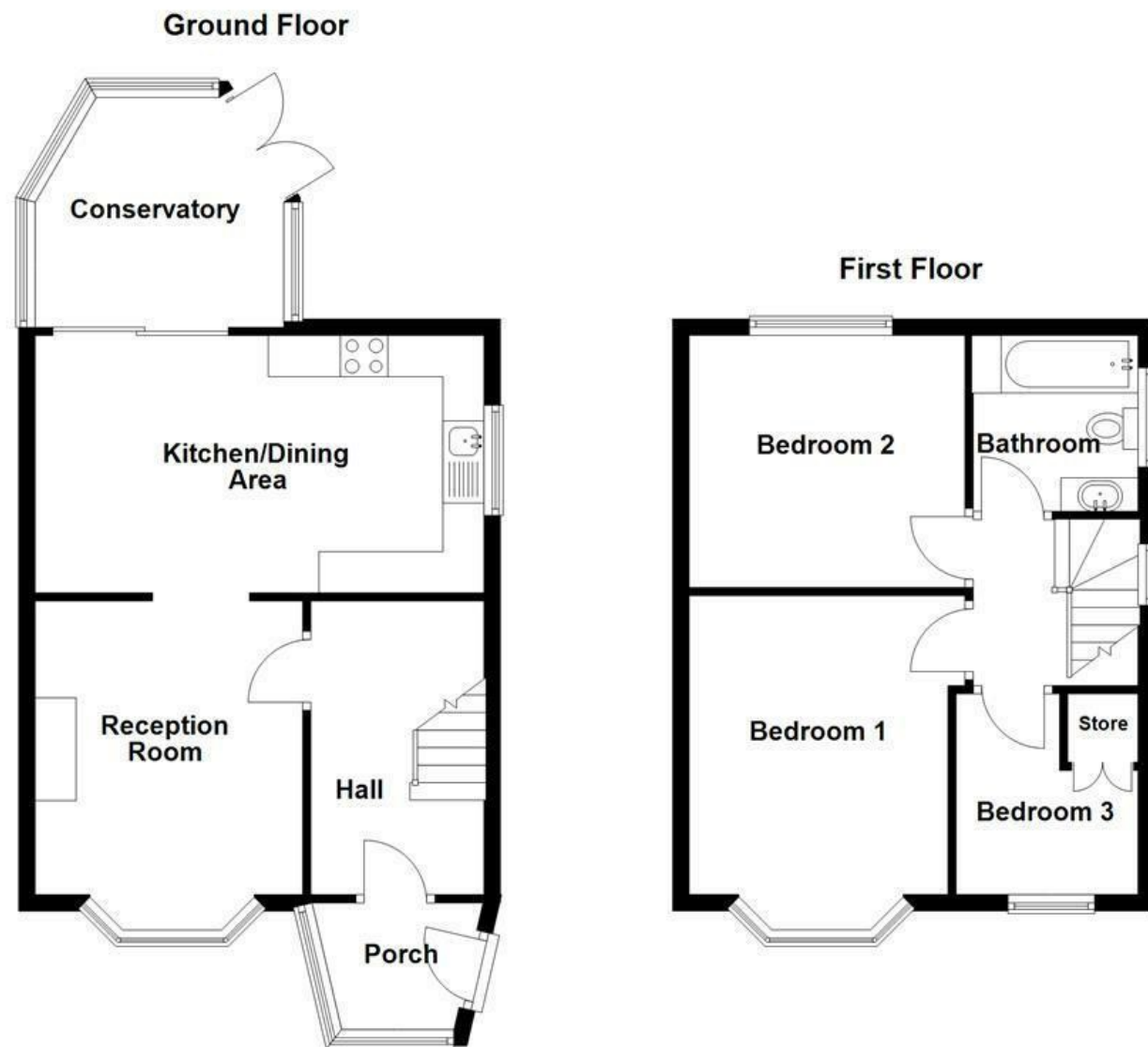




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hazel Road, Manchester, M45 8EU

Offers Over £300,000

THE PERFECT FAMILY HOME

Located on Hazel Road in the charming area of Whitefield, Manchester, this delightful house offers a perfect blend of comfort and functionality. With three well-sized bedrooms, this property is ideal for families or those seeking a versatile living space. The spacious reception room is a standout feature, providing a welcoming atmosphere that seamlessly connects to the kitchen and dining area, making it perfect for entertaining guests or enjoying family meals.

The conservatory allows natural light to flood the space and providing a lovely view of the enclosed garden. This outdoor area is perfect for relaxation or outdoor activities, offering a private retreat from the hustle and bustle of daily life.

The two generously proportioned bedrooms ensure ample space for rest, while the third bedroom presents an excellent opportunity to create a home office, catering to the needs of modern living. The well-appointed bathroom is designed for convenience and comfort, making daily routines a pleasure.

Additionally, the property benefits from off-road parking, providing ease and security for your vehicles. This house on Hazel Road is not just a home; it is a lifestyle choice, offering a harmonious blend of indoor and outdoor living in a sought-after location. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

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Hazel Road, Manchester, M45 8EU
Offers Over £300,000

 3  1  2  D

- Exceptional Semi Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Perfect Family Home
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Entrance Porch
6'11 x 5'1 (2.11m x 1.55m)
Hardwood single glazed front door, hardwood single glazed windows, tiled flooring and composite door to hall.

Hall
10'2 x 5'9 (3.10m x 1.75m)
Central heating radiator, coving, dado rail, wood effect laminate flooring, door to reception room and stairs to first floor.

Reception Room
11'9 x 10'8 (3.58m x 3.25m)
UPVC double glazed bay window, central heating radiator, coving, open fireplace, wood effect laminate flooring and open to kitchen/dining area.

Kitchen/Dining Area
18'1 x 10'3 (5.51m x 3.12m)
UPVC double glazed window, central heating radiator, coving, range of wall and base units with laminate work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, plumbing for washing machine, plumbing for dishwasher, spotlights, wood effect laminate flooring and UPVC double glazed sliding door to conservatory.

Conservatory
9'11 x 9'2 (3.02m x 2.79m)
Hardwood double glazed windows, wood effect laminate flooring and hardwood double glazed French doors to rear.

First Floor

Landing
5'9 x 5'6 (1.75m x 1.68m)
UPVC double glazed window, coving, loft access, doors leading to three bedrooms and bathroom.

Bedroom One
11'10 x 11'0 (3.61m x 3.35m)
UPVC double glazed bay window, central heating radiator and wood effect laminate flooring.

Bedroom Two
12'4 x 10'5 (3.76m x 3.18m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three
8'9 x 6'9 (2.67m x 2.06m)
UPVC double glazed window, central heating radiator, over stairs storage and wood effect laminate flooring.

Bathroom
7'3 x 5'4 (2.21m x 1.63m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations and tiled effect flooring.

External

Rear
Enclosed garden with laid to lawn, paving and gravel chippings.

Front
Block paved gated driveway.

