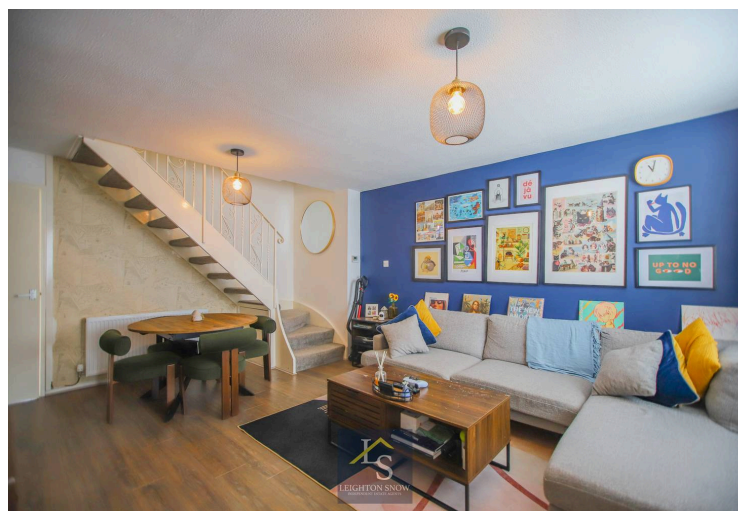
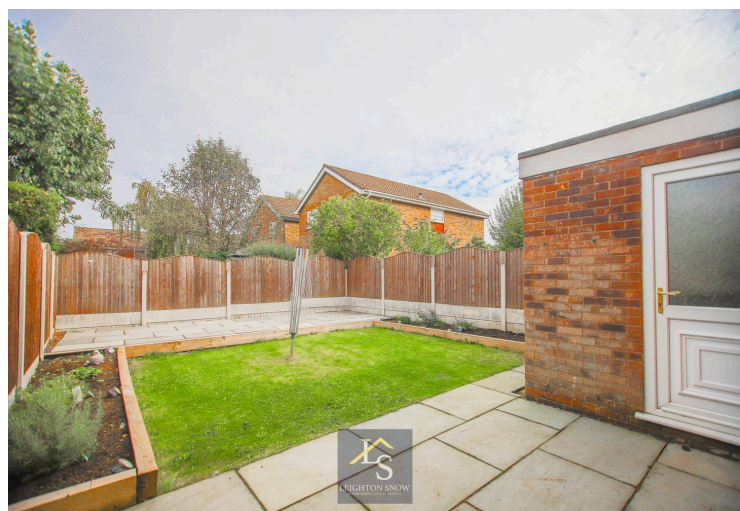




2 Alvington Grove, Hazel Grove

£300,000 Freehold

NO ONWARD CHAIN • GENEROUS DRIVEWAY, WITH OFF-ROAD PARKING FOR MULTIPLE CARS • TWO DOUBLE BEDROOMS
• WELL MAINTAINED GARDEN AREA • POSITIONED ON A QUIET CUL-DE-SAC • EXTERNAL GARAGE AND UTILITY AREA



Situated on a quiet cul-de-sac on the boarder of Hazel Grove, this wonderful 2 bedroom semi-detached home is offered for sale with no onward chain. Externally the property boasts a lovely kerb appeal, with the property set back from the road, behind a well-maintained resin driveway, installed by the current owners. The driveway offers ample off-road parking and access to the single garage, offering space for a car or storage. To the rear of the garage, there is access to a brilliant utility space, to provide a great area for laundry along with added practicality. Council Tax band: C

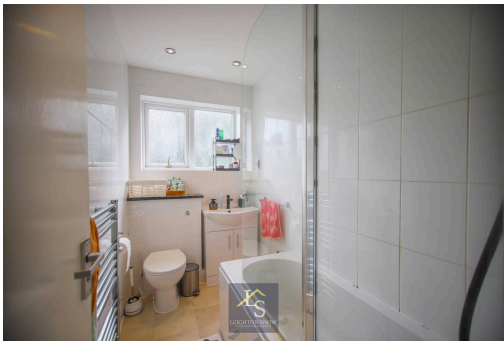
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



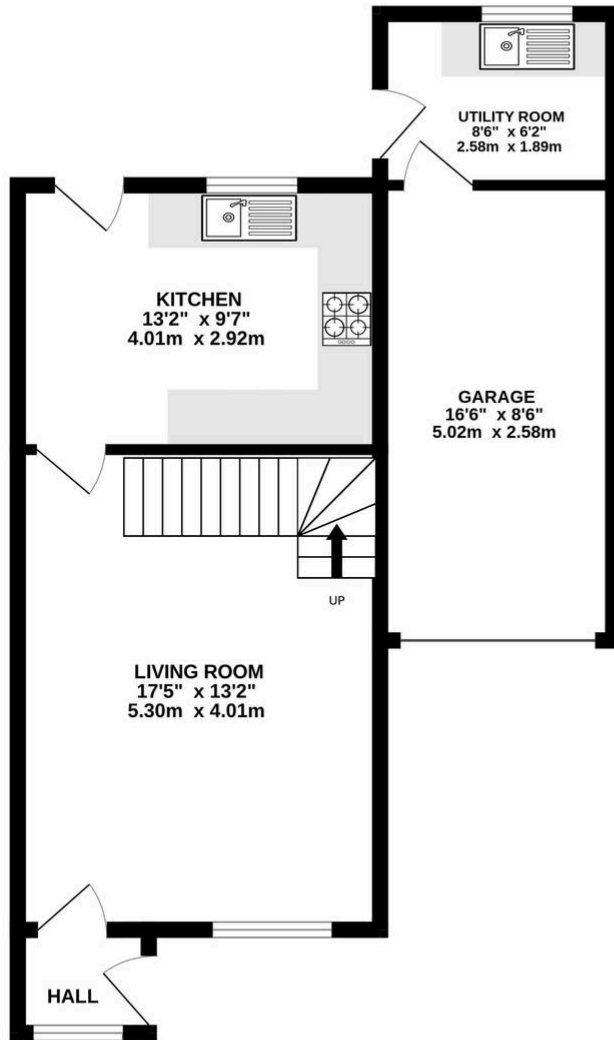
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(82+)	A
(61-81)	B
(49-60)	C
(32-48)	D
(19-31)	E
(11-18)	F
(1-10)	G
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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Upon entering you are greeted by a porch area, offering space for coats and shoes. The porch area leads through to the living room, providing a fabulous living space for both relaxation and hosting. The kitchen is situated at the rear of the property, and is fitted with a range of cupboards for storage, along with plenty of workspace for culinary preparation. The kitchen is adorned with natural light entering via the large window, overlooking the garden.

To the first floor of the property, there are two well-proportioned double bedrooms, providing excellent space for relaxation, storage and personal touches. The bathroom is conveniently situated between the two bedrooms, and is comprised of a w/c, wash-hand basin and bath with a shower over. The bathroom is finished with sleek, modern tiles, to offer a smart appearance.

Externally to the rear of the property, there is a marvellous garden, primarily laid to lawn, with fitted borders around the edges, to allow for planting. The garden also hosts a well maintained patio area just beyond the back door, to allow for outdoor dining within the summer months.

