FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371
LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660

# 35 Mill Lane

## , Hazel Grove, SK7 6DN

**Offers Over £425,000**

3 2 2 D

Cousins Estate Agents are delighted to offer for sale this spacious three-bedroom semi-detached family home, situated in the popular and well-established area of Hazel Grove.

The property has been recently refurbished throughout and offers bright, modern and well-presented accommodation, ready for its new owners to move straight into. Internally, the property benefits from a spacious lounge and a separate dining room with French doors leading to the rear garden, creating a pleasant space for both everyday living and entertaining.

The modern fitted kitchen provides practical and contemporary accommodation, while to the first floor are three well-proportioned bedrooms and a contemporary family bathroom. The property also benefits from a separate WC for added convenience.

Further benefits include newly fitted carpets and flooring, as well as front and rear gardens providing useful outdoor space. The property is conveniently located within easy reach of

**FRONT OF PROPERTY**

**HALLWAY**

**LOUNGE**

**DINING ROOM**

**KITCHEN**

**LANDING**

**BEDROOM ONE**

**BEDROOM TWO**

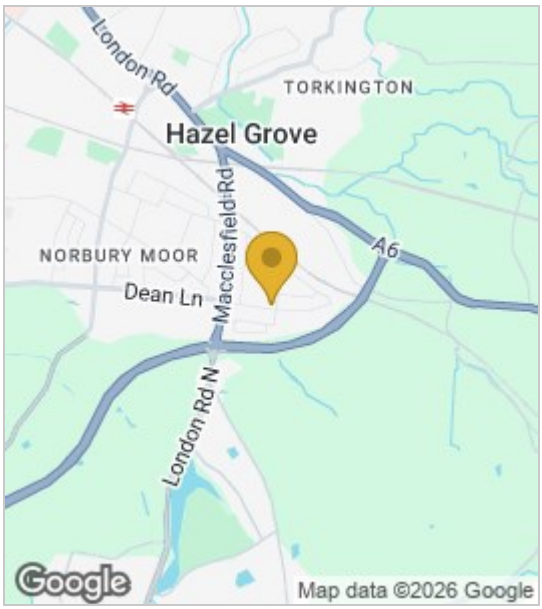
**BEDROOM THREE**

**FAMILY BATHROOM**

**TOILET**

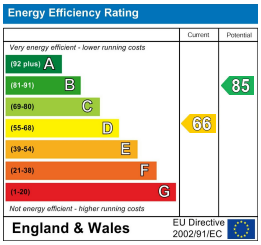
**REAR GARDEN**

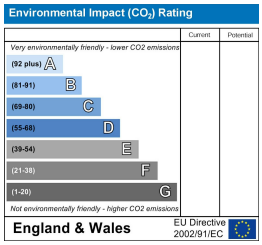
## Area Map




## Floor Plans

## Energy Efficiency Graph




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 firms employment has the authority to make or give any representation or warranty in respect of the property.