



Talbot Street | Hazel Grove | SK7 4BH

EDWARD
mellor



Features

- Extended 4 Bedroom Semi Detached
- Superbly Presented Throughout
- 2 Large Reception Rooms
- 2 Bathrooms
- Fabulous Lawned Gardens

Welcome to Talbot Street in the heart of Hazel Grove and a truly amazing family home. This significantly extended and individually styled "future proof" family home offers expansive accommodation over 2 floors and features **FOUR GENUINE DOUBLE BEDROOMS**, 2 bathrooms and 2

large and separate living rooms to provide all the space a family could possibly wish for. The property is superbly presented throughout and also stands on an enviable size 0.08 FREEHOLD plot with beautiful landscaped gardens to 3 elevations which offer ample off road parking, lawned gardens and a detached

workshop which would be ideal for a homemaker or as a general hobby room. In addition, the property features a superbly fitted kitchen and benefits from UPVC double glazing and gas central heating. Outstanding value for money. Viewing highly recommended.



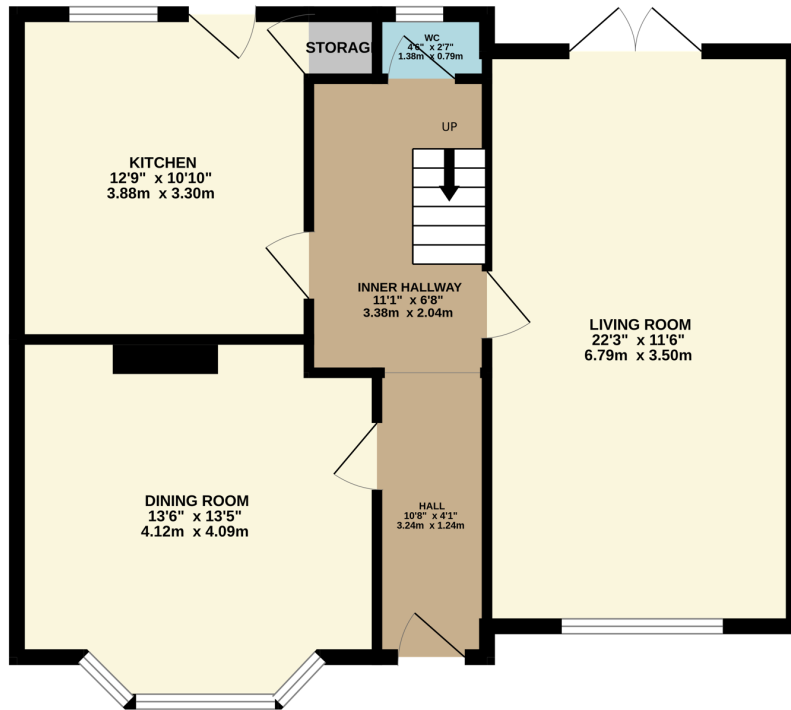
Talbot Street is a popular residential location within easy access of excellent schools, local shopping facilities and good public transport links including Hazel Grove Train Station. The accommodation on offer briefly comprises : Welcoming entrance hall with stairs leading to the first floor, useful downstairs WC, impressive size living room with feature central fireplace and French doors leading to the rear garden, separate formal dining room which is perfect for entertaining family and friends and a superbly fitted kitchen. To the first floor, a split landing leads to 4 fabulous size double bedrooms, a 3 piece family bathroom suite and a separate 2 piece shower room. As previously mentioned the property stands on a good size corner plot with a 2 sectioned lawned garden frontage and to the rear are lovely size patio and lawned gardens for your every outdoor requirements and a hardstanding driveway with sliding gate and detached workshop.



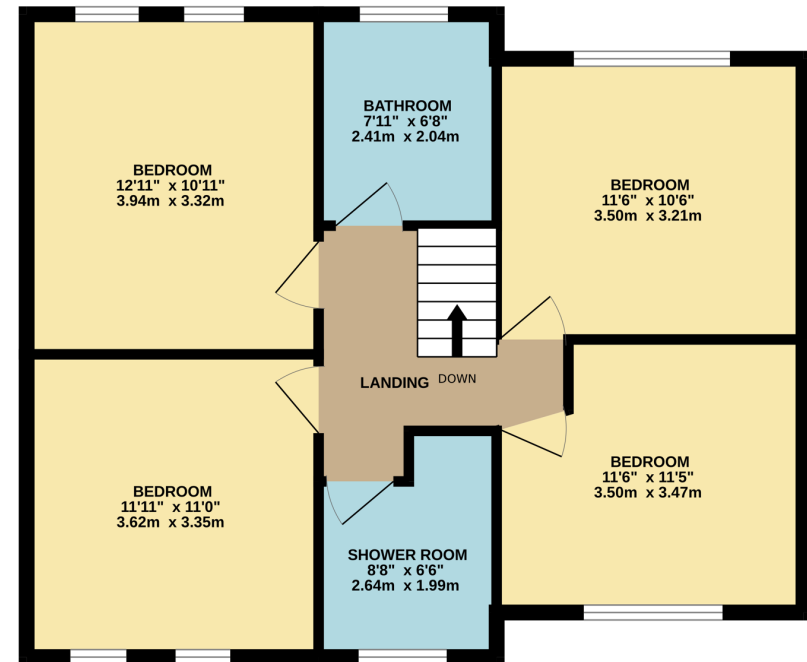
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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