



## 15 Butley Street, Hazel Grove, Stockport, SK7 4BL

Situated in a popular residential area of Butley Street, Hazel Grove, this three-bedroom semi-detached property offers well-proportioned accommodation throughout, making it an ideal home for families, first-time buyers, or investors.

The property is welcomed by an entrance hallway, which provides access to the staircase leading to the first floor and the main lounge. The lounge offers views over the front of the property and a comfortable living space. From here, doors lead through to the dining room, creating a practical layout for both everyday living.

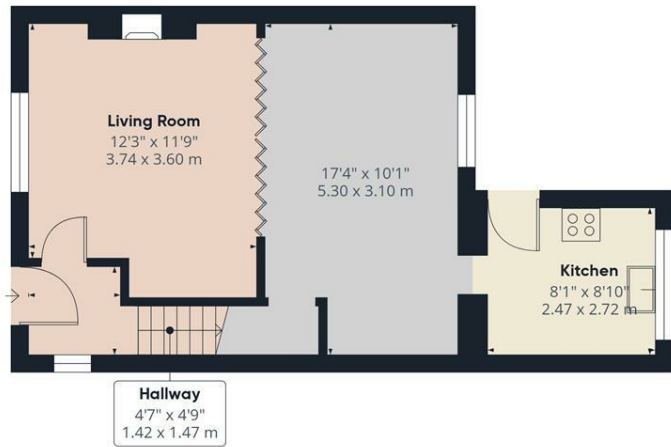
To the rear of the property is the kitchen, which offers a range of worktop and storage space, along with room for appliances. The kitchen also provides direct access to the rear garden.

To the first floor, the property comprises three bedrooms, including two double bedrooms and a further single bedroom. The bathroom is fitted with a bath with shower over, hand wash basin, and low-level WC.

Externally, the property benefits from off-road parking. To the rear is an enclosed garden featuring a patio area and a lawn, providing a pleasant outdoor space for relaxation or entertaining.

- Three Bedroom Semi Detached
- Off Road Parking
- Large South Facing Rear Garden
- Popular Location
- Close To Local Schools
- Great Transport Links Local

**£264,000**



Floor 0

Approximate total area<sup>m</sup>  
799 ft<sup>2</sup>  
74.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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