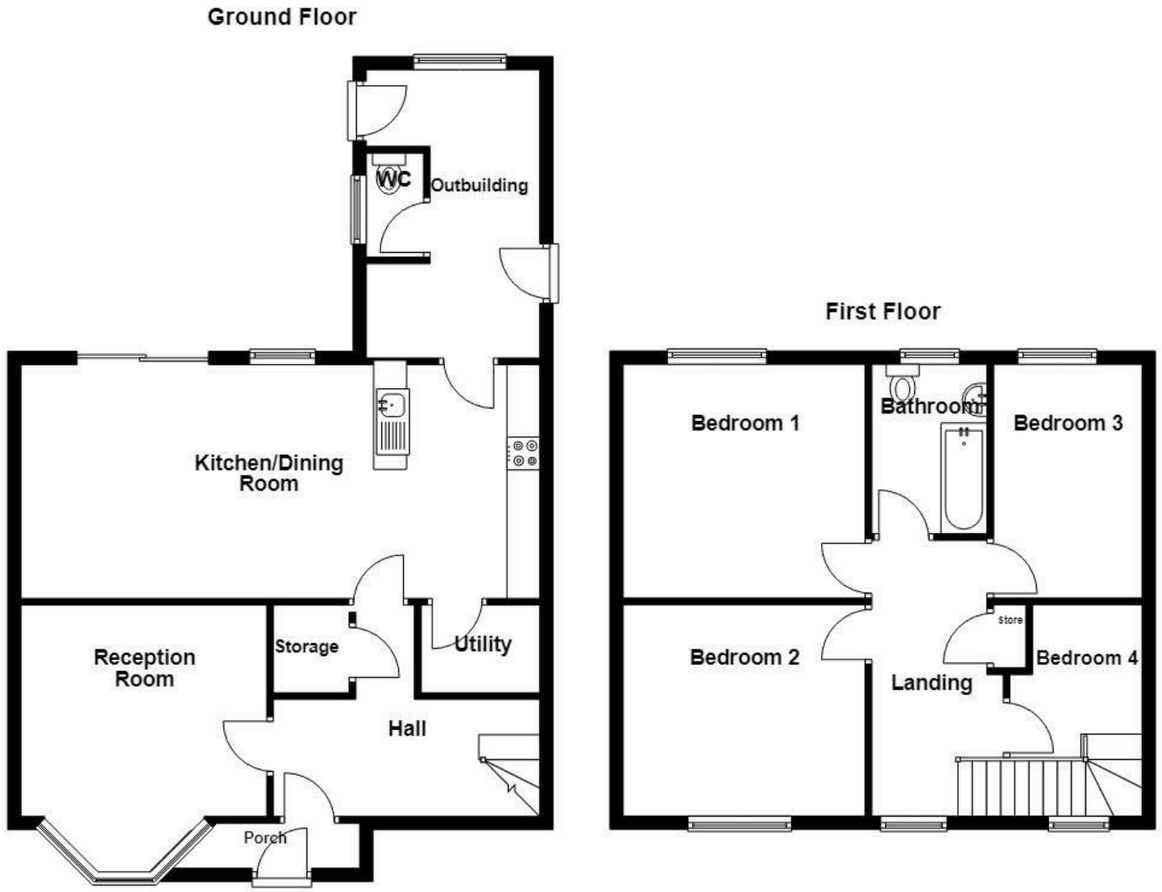
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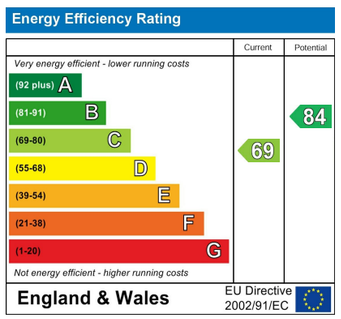











# Hazel Grove, Manchester, M26 1DD

## £230,000

Nestled in the charming area of Hazel Grove, Radcliffe, this delightful four-bedroom terraced home offers a perfect blend of space and potential. The property boasts a generous extension, providing ample room for family living and entertaining. Upon entering, you are greeted by two inviting reception rooms, ideal for relaxation or hosting guests. The well-appointed kitchen and utility area enhance the functionality of the home, making daily tasks a breeze.

Upstairs, you will find large bedrooms that provide a comfortable retreat for family members, along with a family bathroom that caters to all your needs. The built-in stairway leading to the loft presents an exciting opportunity for further development, whether you envision a playroom, office, or additional storage space.

The exterior of the property is equally impressive, featuring a large driveway at the front, ensuring convenient off-road parking. Additionally, a car park at the rear offers further parking options for residents and visitors alike. The expansive gardens surrounding the home provide a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air.

This property is not just a house; it is a home filled with potential, perfect for families seeking a comfortable and spacious living environment in a friendly community. With its desirable location and ample amenities, this terraced home is a fantastic opportunity for those looking to settle in Radcliffe.

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.

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# Hazel Grove, Manchester, M26 1DD

## £230,000

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- Tenure Freehold
- Off Road Parking For Numerous Vehicles
- Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Four Well Proportioned Bedrooms
- Outbuilding With WC For Convenience
- EPC Rating C
- Fitted Kitchen/Dinning Area
- Ample Rear Garden Space

## Ground Floor

### Entrance Porch
7'1 x 2'3 (2.16m x 0.69m)

UPVC double glazed door and windows, tiled floor and door to hall.

### Hall
13'3 x 6' (4.04m x 1.83m)

Central heating radiator, doors to reception room, kitchen/dining area, storage, stairs to first floor and wood effect flooring.

### Reception Room
12'3 x 10'6 (3.73m x 3.20m)

UPVC double glazed bay window, central heating radiator, fire with surround and wood effect flooring.

### Kitchen/Dining Area
25'10 x 11'8 (7.87m x 3.56m)

Single window, central heating radiator, UPVC double glazed sliding doors to rear garden, wood effect laminate flooring, open access to kitchen, wall and base units, laminate work top, stainless steel sink with mixer tap, oven, four ring gas hob, integrated extractor, plumbing for dishwasher, integrated fridge freezer, doors to utility and outbuilding, tiled floor.

### Utility
6'6 x 4'2 (1.98m x 1.27m)

### Outbuilding
14'3 x 7' (4.34m x 2.13m)

UPVC double glazed window and door to WC.

### WC
5'1 x 2'8 (1.55m x 0.81m)

UPVC double glazed window and dual flush WC.

## First Floor

### Landing
14' x 8'4 (4.27m x 2.54m)

UPVC double glazed window, central heating radiator, doors to four bedrooms, bathroom. Storage cupboard with loft hatch.

### Bedroom One
12'1 x 11'9 (3.68m x 3.58m)

Single glazed window and central heating radiator.

### Bedroom Two
12'1 x 10'6 (3.68m x 3.20m)

UPVC double glazed window and central heating radiator.

### Bedroom Three
11'9 x 9'3 (3.58m x 2.82m)

Single glazed window and central heating radiator.

### Bedroom Four
10'6 x 6'9 (3.20m x 2.06m)

UPVC double glazed window and central heating radiator.

### Bathroom
8'6 5'9 (2.59m 1.75m)

Single glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, extractor fan, spotlights and tiled floor.

## External

### Front
Block paved drive.

### Rear
Enclosed laid to lawn garden, paving, decked area and access to rear carpark.










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