

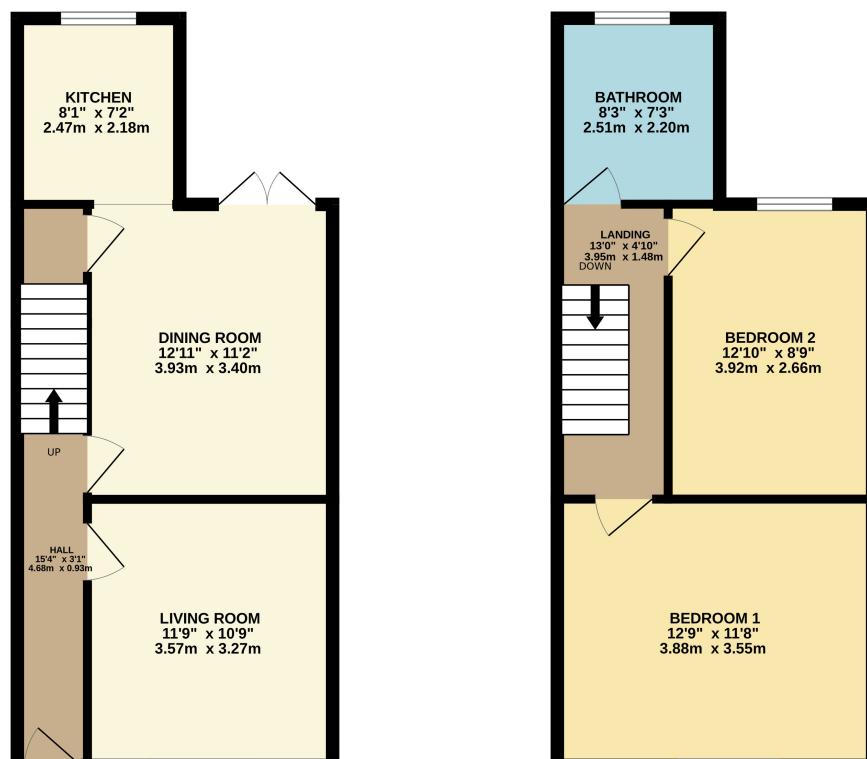


## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
396 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR  
396 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 sq.m.) approx.  
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## Features

- Stunning 2 Bedroom Period Cottage
- Central Hazel Grove Location
- 2 Reception Rooms
- Attractively Fitted Kitchen & Bathroom
- Gardens To Front & Rear

A beautifully presented and incredibly deceptive 2 bedroom period cottage which is situated in the heart of Hazel Grove and simply must be viewed. A perfect acquisition for a First Time Buyer looking for a "turn key" home, this stunning home has everything you

could wish for and yet so much more. A tasteful and stylish interior is complimented by a plethora of period features conducive with its age which only adds to the charm and character. The property features 2 formal reception rooms off the welcoming

entrance hall, a superbly fitted kitchen and attractively fitted 4 piece bathroom suite, fitted master bedroom and a cottage style garden frontage and well presented garden to the rear with useful outbuilding. An internal inspection is highly recommended.



Cooke Street is ideally situated in the centre of Hazel Grove and is within walking distance of local shops and eateries, Hazel Grove train station for the commuter and also Stepping Hill Hospital. The accommodation on offer briefly comprises : Welcoming entrance hall with stairs leading to the first floor, front living room, separate rear dining room which is ideal for family gatherings and social entertaining and is open plan into a lovely kitchen. To the first floor a galleried landing leads to 2 great size double bedrooms with a range of fitted wardrobes to the master bedroom and a feature central fireplace to the second bedrooms whilst a spacious 4 piece family bathroom suite with walk in shower completes the first floor accommodation. Externally, the property enjoys a garden frontage whilst to the rear is a decking area for Alfresco dining which in turn leads to a low maintenance and decent size artificial grass garden which is enclosed by fencing.

