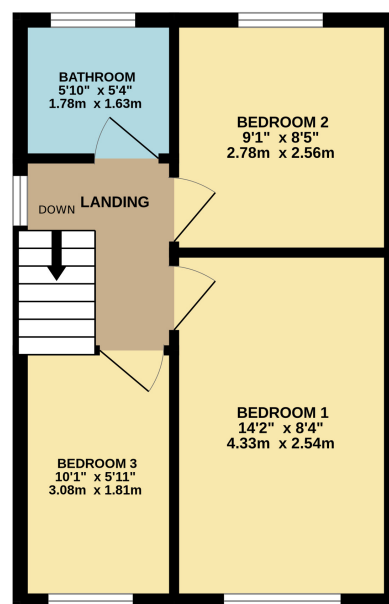
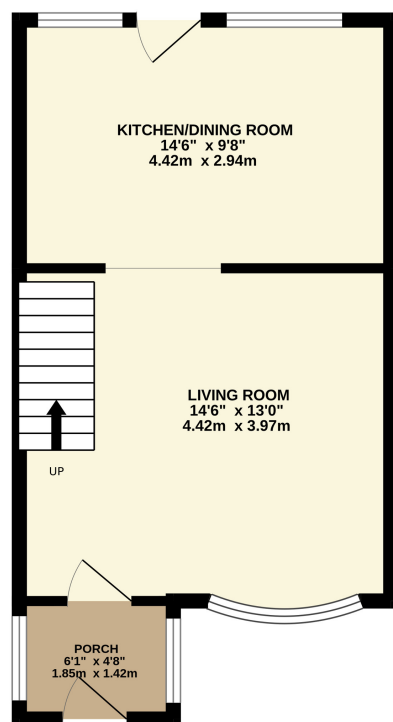


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

www.edwardmellor.co.uk

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazeltgrove@edwardmellor.co.uk



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.



Features

- Superb 3 Bedroom Semi Detached
- Desirable Cul De sac Location
- Attractively Fitted Kitchen & Bathroom
- Lovely Lawned Gardens
- Off Road Parking

A beautifully presented 3 bedroom semi detached which enjoys a desirable cul de sac location in this highly regarded area of Hazel Grove. The property is ideally suited to a First Time Buyer or perhaps those looking to downsize and is in "turn key"

condition with attention to detail evident throughout. The property features a stylish open plan breakfast kitchen and a superbly fitted 3 piece family bathroom suite whilst also featuring off road parking and delightful lawned gardens to the rear which

afford a high degree of privacy and provide the perfect space for outdoor entertaining. In addition, the property benefits from UPVC double glazing, gas central heating and an internal inspection is highly recommended.



As previously mentioned, Denbigh Close is a much favoured cul de sac location in this highly sought after area of Hazel Grove which is within close proximity of excellent schools, local shopping facilities and good public transport links including Hazel Grove Train Station. The accommodation on offer briefly comprises : Enclosed entrance vestibule, front living room with feature central fireplace and stairs to the first floor and leading to a superbly fitted open plan dining kitchen with ample room for formal dining. To the first floor, a landing leads to 3 bedrooms and a lovely 3 piece family bathroom suite. Externally, there is off road parking to the front whilst to the rear is an Alfresco patio area which leads to a good size garden which is mainly laid to lawn and neatly enclosed by fence boundaries with a private aspect to the rear.