



Torkington Road | Hazel Grove | SK7 6NR

EDWARD
mellor



Features

- Impressive Detached Family Home
- Expansive 0.40 Acre Plot
- Highly Sought After Location
- Extensively Refurbished
- Refitted Kitchen & Bathroom

A handsome and hugely impressive detached family residence which stands on an enviable size plot featuring mature and private gardens stretching 0.40 acres and situated in a highly regarded residential location of Hazel Grove. This period home has been transformed by the current owner who has undertaken an extensive

program of modernisation including a newly fitted and integrated kitchen, refitted bathroom suite, replastering, rewire, new heating system, new floor coverings and internal doors and landscaping of the gardens to create that all important "kerb appeal". It combines the perfect blend of period charm and character with modern day

fittings and on a scale that is conducive to family living with 3 double bedrooms and 2 formal reception rooms. Given the generous size plot, there is huge ongoing potential to develop the property further (subject to planning) to create a substantial long term family home. Viewing recommended.



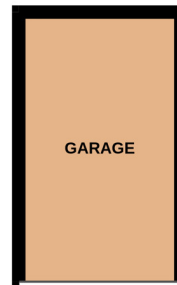
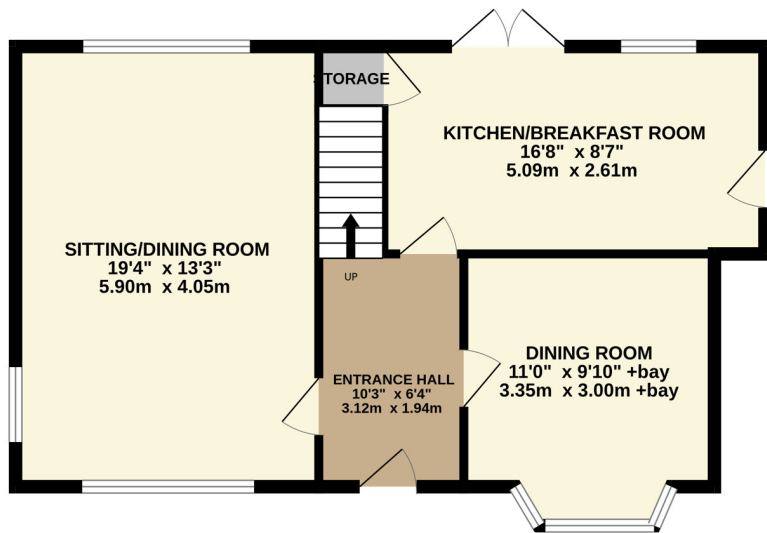
The property is situated on the old stretch of Torkington Road and is within walking distance of the local countryside, excellent schools, good public transport links and local shopping facilities in Hazel Grove centre. The accommodation on offer briefly comprises : Welcoming entrance hall with winding staircase to the first floor, impressive living room which provides ample room for both seating and dining and is flooded with natural lighting via a dual aspect, separate formal dining room / sitting room with feature bay window and a superbly refitted kitchen with integrated appliances and useful larder cupboard. To the first floor, a galleried landing with picture window overlooking the fabulous gardens also leads to 3 double bedrooms and a useful store room / home office. Completing the first floor accommodation is a refitted 2 piece bathroom suite and a separate WC. The impressive size and mature rear garden is not overlooked and enjoys a high degree of privacy and is currently a blank canvass with an opportunity to both further develop the property or landscape to your personal requirements.



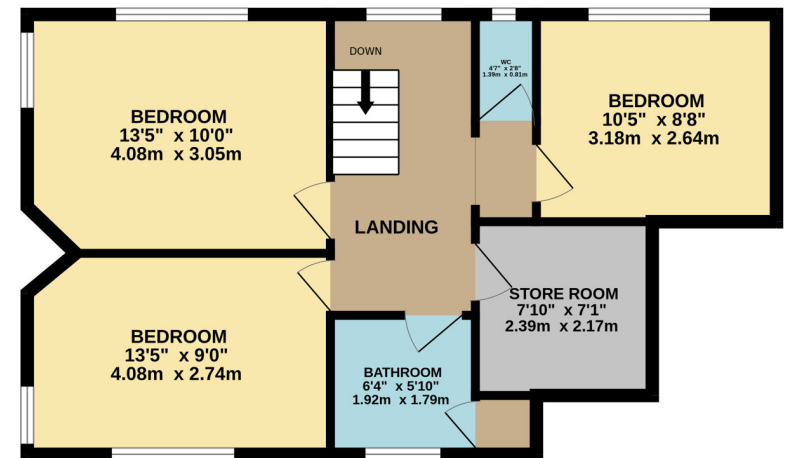
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



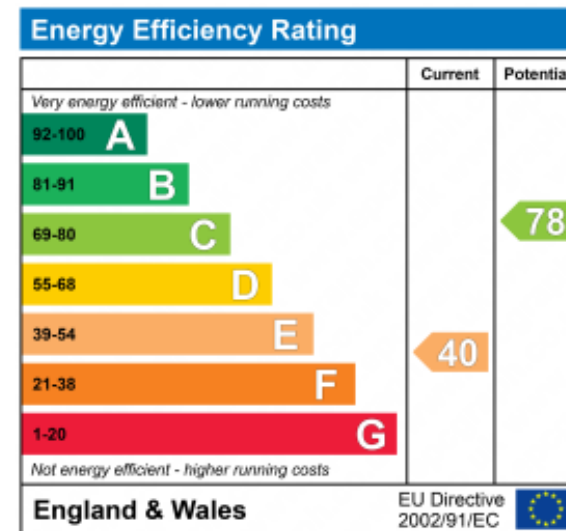
TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

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Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating



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