



SNAPES
SALES & LETTINGS AGENTS

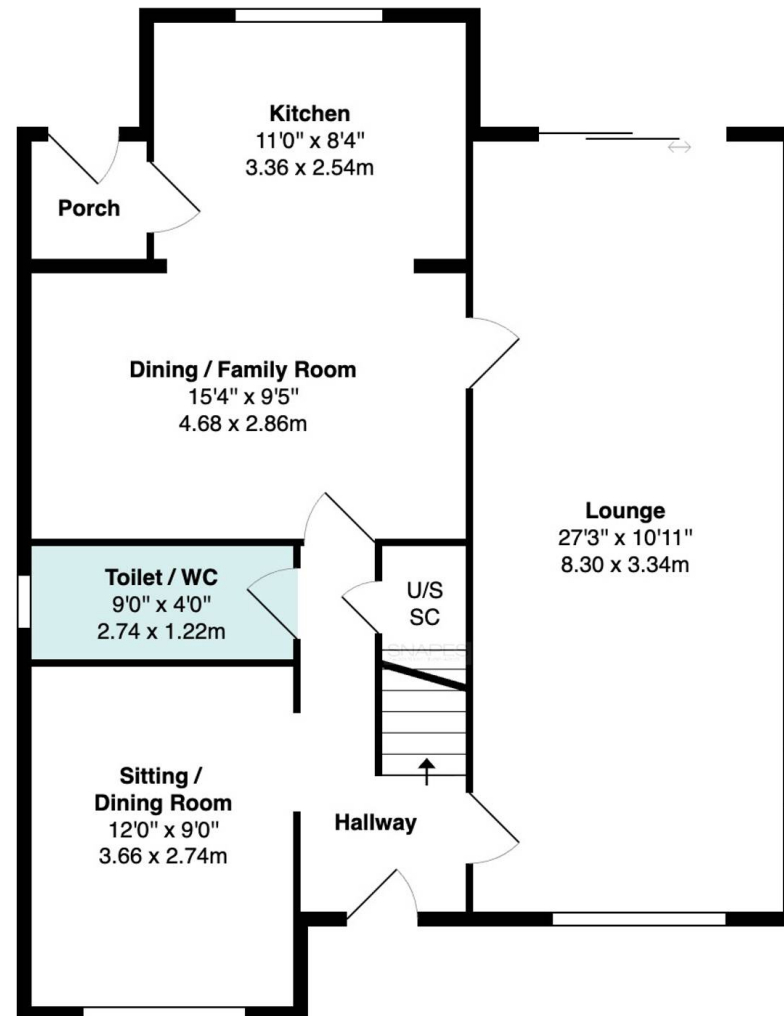


3 Malton Drive, Hazel Grove - SK7 6HQ

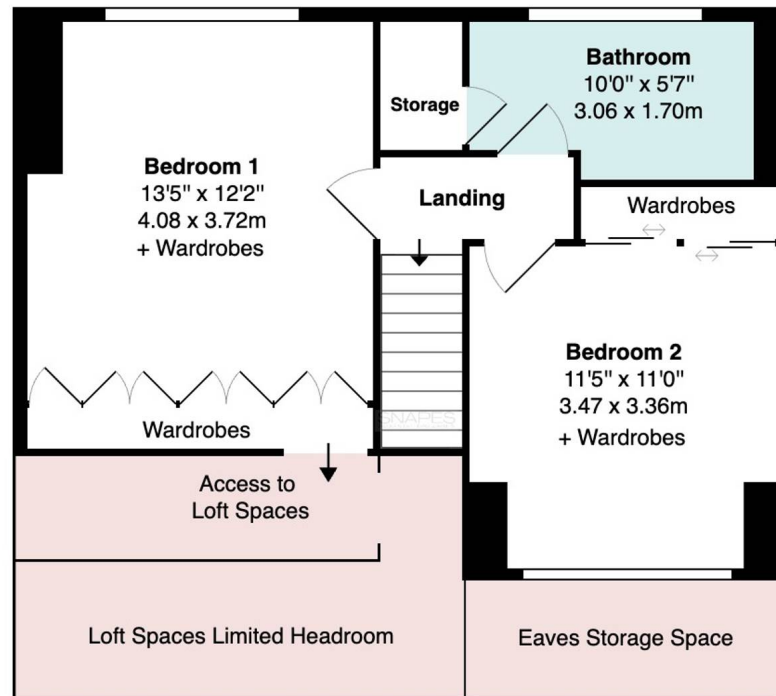
Guide Price £545,000



Ground Floor
Approximate Area: 801 ft² ... 74.4 m²



First Floor
Approximate Area: 631 ft² ... 58.6 m²











We are delighted to offer for sale this charming 2 bedroom detached house which offers adaptable accommodation over 2 levels.

Before reading this short description, we strongly advise you to look through the photographs to get an idea of the style, presentation and design of the interior and exterior elements of this well presented home. We also urge you to study the floor plan to understand the size of the rooms, plus the layout and shape of the accommodation on offer – and finally the best way to then fall in love with this charming adaptable 2 bedroom detached home is to book a viewing so you can get a real sense of the space and homely feel on offer.

The Property

In brief the accommodation comprises: You first enter the home via the front door and are greeted by the entrance hall, which leads to all of the main ground floor room, except for the kitchen area. To the right off the hall you have a large 27ft lounge which could be used as a lounge diner if you wanted to free up the front dining room to become a second sitting room or even a bedroom perhaps! The lounge enjoys views to the front and rear aspect, and benefits from 3 narrow but important side windows which allow extra natural light into the room. The front view looks into the garden and select cul-de-sac – whilst the rear view double up as access via the sliding doors onto the patio area and beautiful well stocked garden.

The lounge also offers access into the family room / dining space which is also accessible from at the end of the entrance hall. This room offers multifunctional space – ideal as a family dining room due to the positioning and open aspect next to the kitchen. The open plan feel to the space is clear both on the photos and when you are inside the room. The kitchen area is fitted, as shown on our pictures and has both a view into the gorgeous garden or into a small side vestibule, perfect for removing wet shoes before entering the main home.

Finally off the entrance hall you have the downstairs toilet (WC) and the front dining / sitting room as mentioned briefly above. This room is another multi-functional room which could be used for main purposes. One to consider, if you require 3 bedrooms is just that! A 3rd bedroom on the ground floor which could be ideal if you have a dependent relative who needs a ground floor bedroom. The space to the side subject to planning permission could be explored for extension, although the downstairs toilet is perfectly positioned to consider converting to a ground floor shower / washroom which could then serve a ground floor bedroom if required.

Upstairs off the landing area you will find 2 double bedrooms and a modern bathroom (See photo). The main bedroom has a bank of fitted wardrobes with access at one end (hidden within the wardrobed) into the front loft area of the building. Currently used for storage this space shouts out “Convert me” and an ensuite with dress room is the first thing you think of. The second bedroom has views to the front and also has a bank of fitted wardrobes, whilst the bathroom is positioned to the rear of the first floor with a modern suite which has had the bath removed and a large walk-in shower fitted (See photos)

Outside

The location – Aside from the quiet back-water setting Malton Drive boasts, a cul-de-sac which even most of the local Hazel Grove residents may struggle to think where it is, the location is surprisingly convenient. Less than 0.5 of a mile to shops on Dean Lane, and even closer to the Doctors clinic on Dean Lane and easy access to public transport, you have lots of amenities on hand. If schools are important then this location is another winner for families! Hazel Grove High School – now run by the popular Larus Trust is close by on Jacksons Lane and primary schools are also within easy reach.

The plot – This home has a well maintained front garden with lawn, pathway to the front door and side driveway which extends down the side of the property, beneath and through the carport to a detached brick built garage. Then access into the gorgeous rear garden which has lawn, patio areas, slate low maintenance sitting area and well stocked borders. Side access into the garage is handy, and the garage also shouts “convert me” in our opinion! and what a garden room, home gym or at-home-office that would be! but the choice is yours.

Note: The land (fields) to the rear of the property are subject to a planning application to build homes – IMPORTANT – There has been no decision made yet. Details of the planning application can be found on Stockport Council Planning Portal under the Application Number **DC / 0 9 7 9 8 5**

IMPORTANT INFORMATION also known as MATERIAL INFORMATION

1. **Tenure:** Freehold.
2. **Other:** Please see comment on Planning at rear.
3. **Material Information:** Please read below.

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. **Any digitally altered, virtually staged or edited images** are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan - these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. **Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.**

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. **Any reference to area has been calculated using floor plan software** and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

***Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **"Material Information"** or **"Important Information"**, as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.

EPC Rating: D



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