



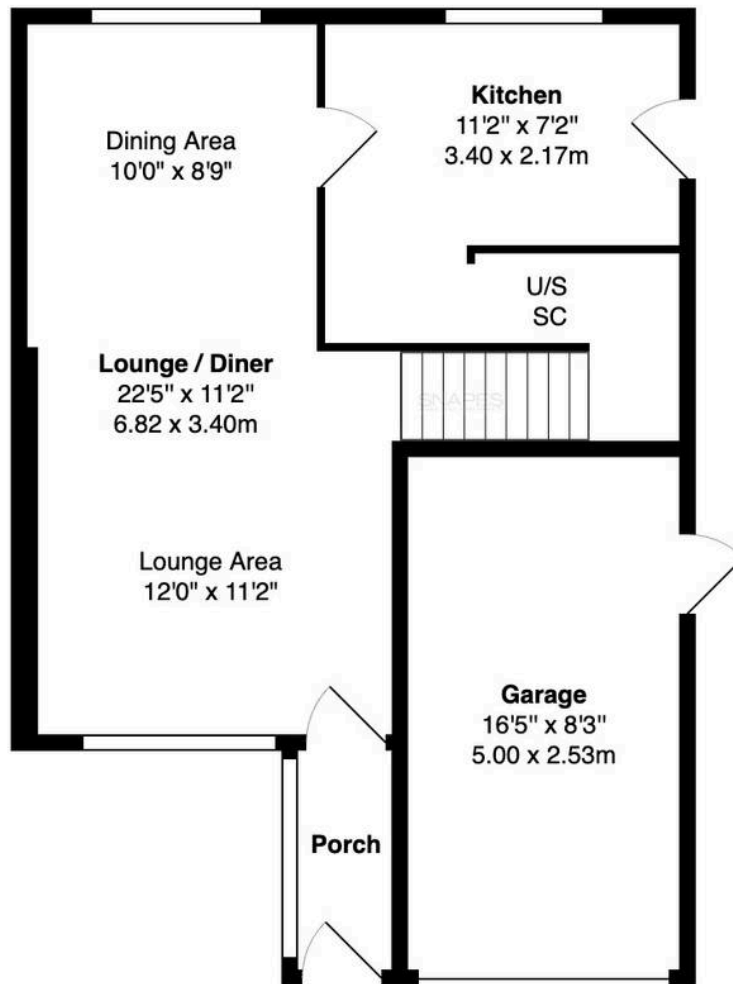
SNAPES
SALES & LETTINGS AGENTS

19 Ladywell Close, Hazel Grove - SK7 5QR

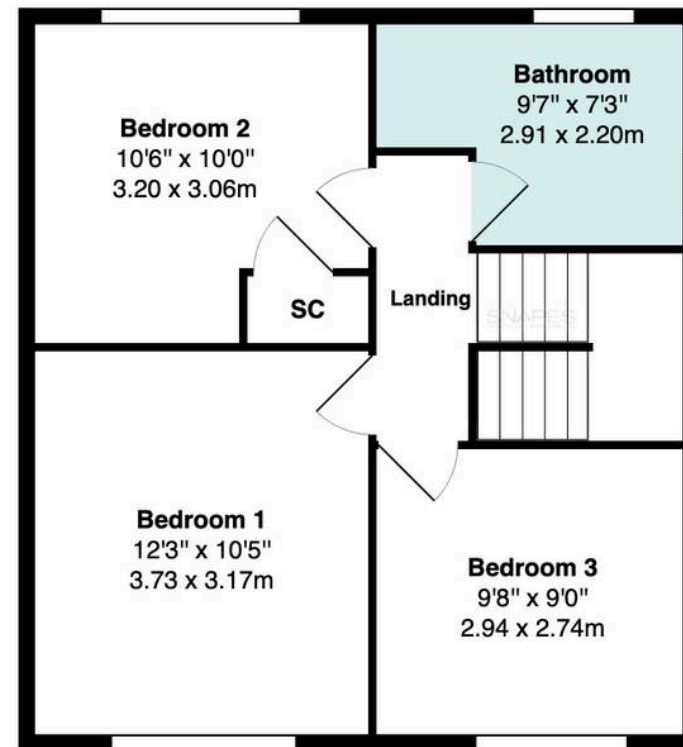
Guide Price £465,000



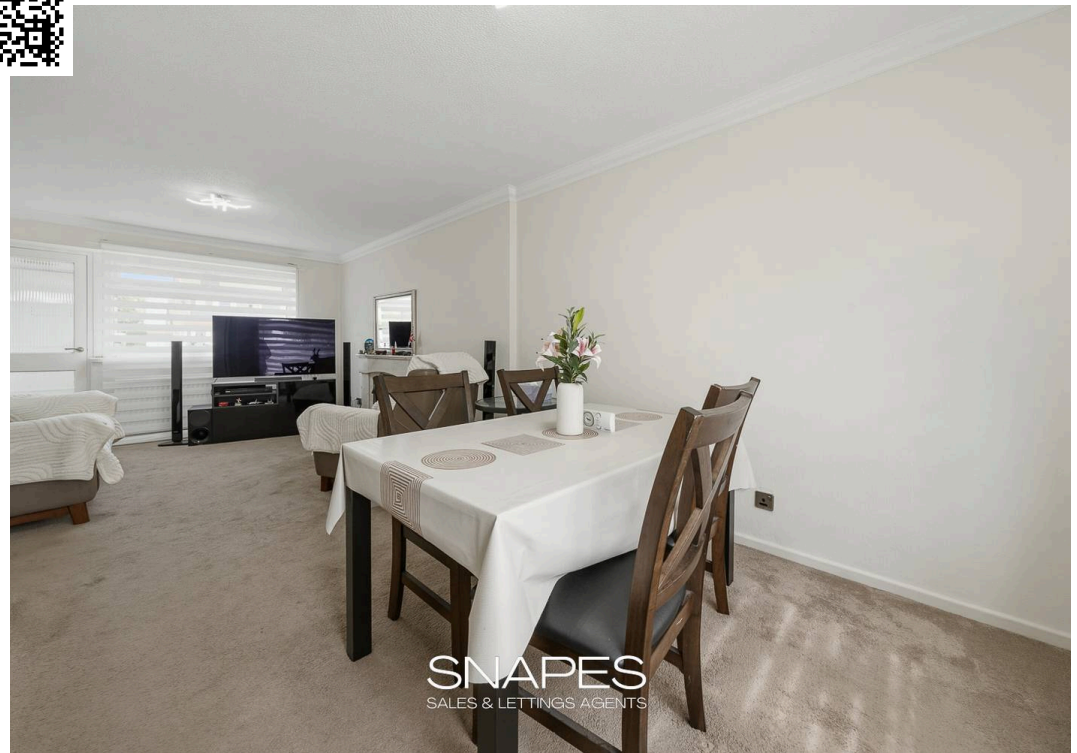
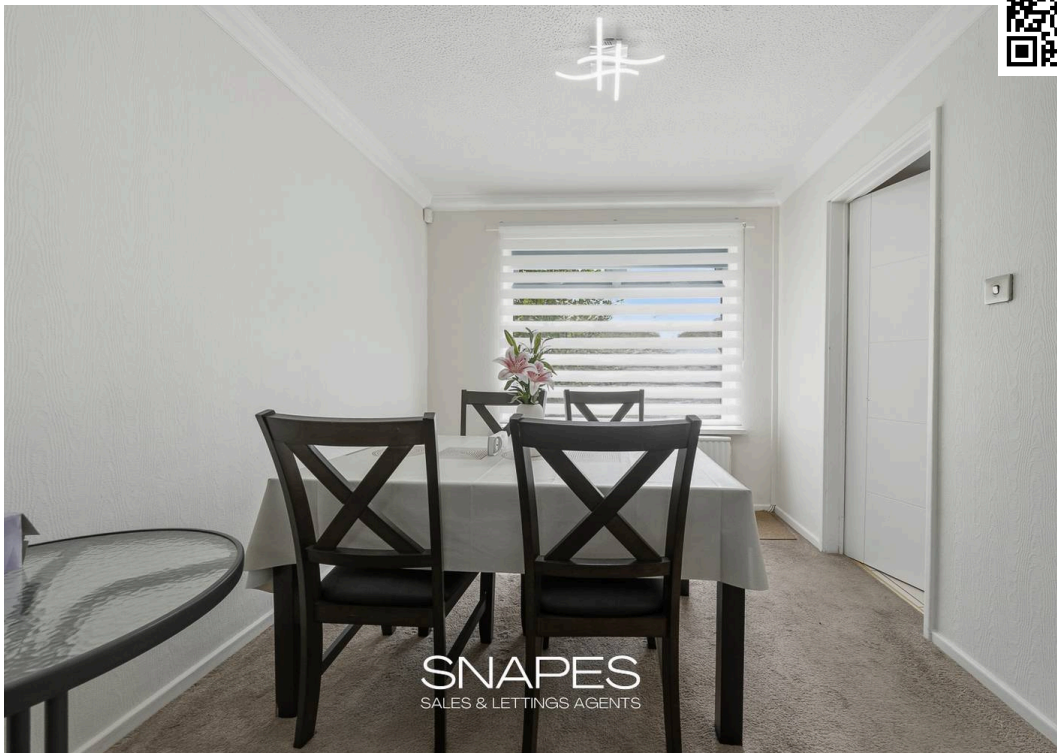
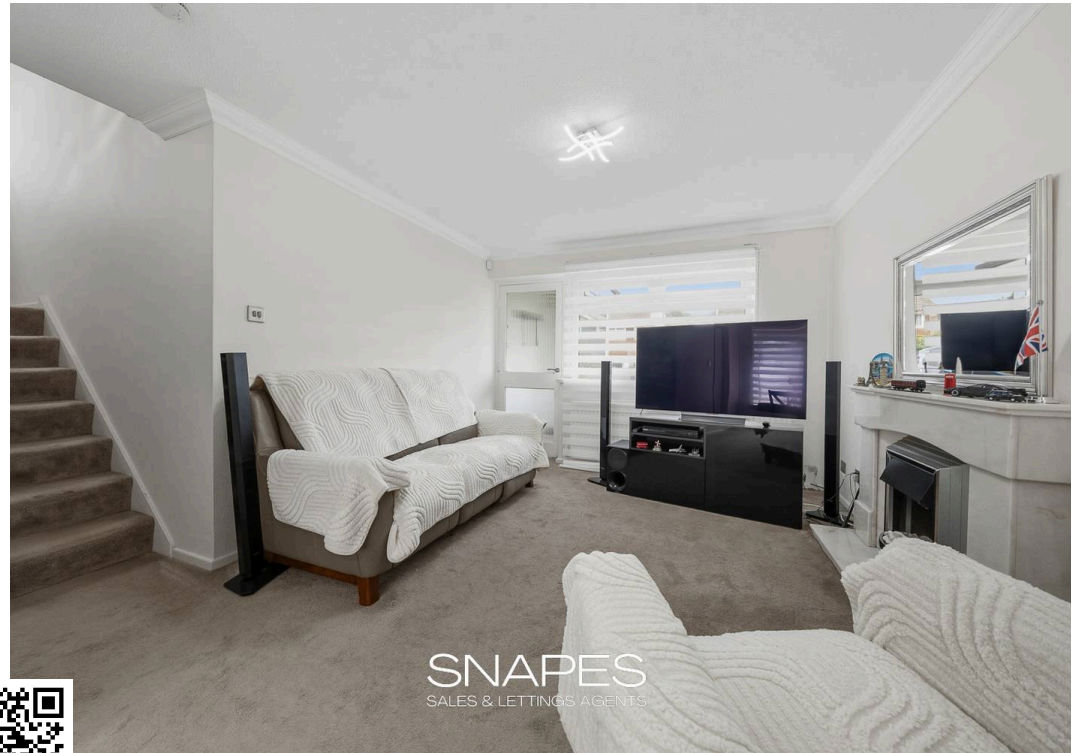
Ground Floor
Approximate Area: 545 ft² ... 50.6 m²

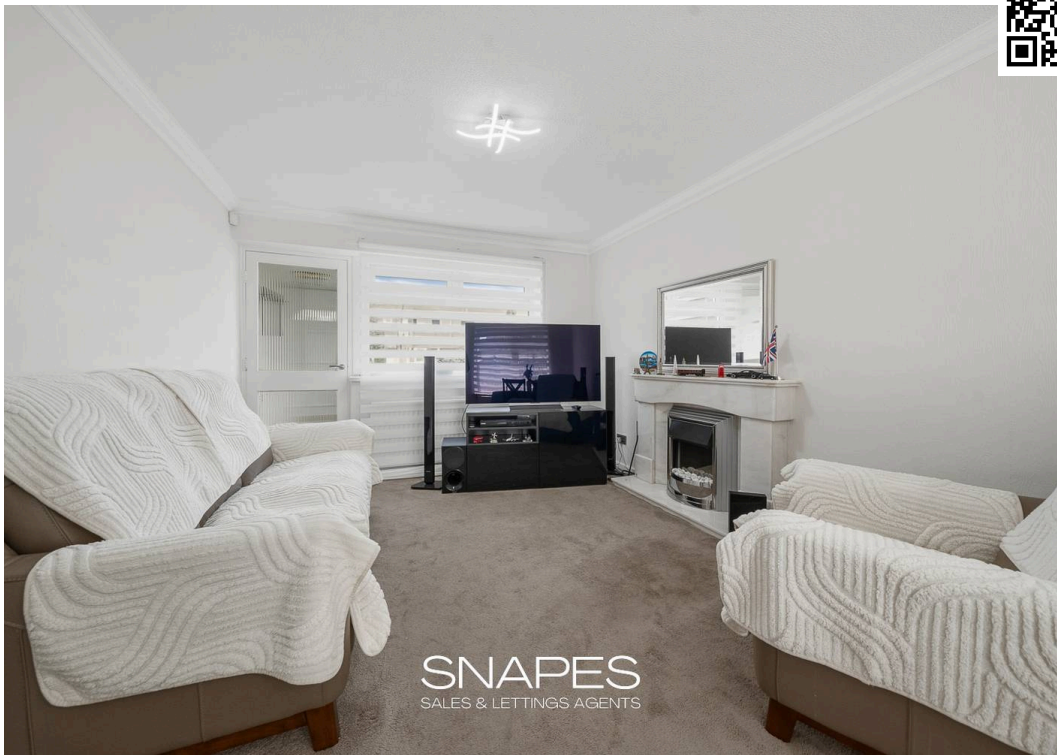


First Floor
Approximate Area: 457 ft² ... 42.4 m²



Approximate Total Area: 1001 ft² ... 93.0 m²







Description

3 Good Size Bedrooms – Semi Detached Home – Commanding Corner Plot – Large Rear Garden – Side Space – Ample Driveway Parking – Integral Garage with Conversion Potential – Modern Shower Room – Kitchen – Large Lounge with Dining Area – No Onward Vendor Chain – Cul-de-Sac Location

We are delighted to offer for sale this 3 bedroom semi-detached home which is located close to the borders of Hazel Grove and Bramhall on the popular New House Farm Development.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **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.

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EPC Rating: C



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