

JULIAN
WADDEN





40 Tideswell Road
Hazel Grove
Offers in excess of £345,000



Square Footage: 1140
Council Tax Band: D
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK7 6JG

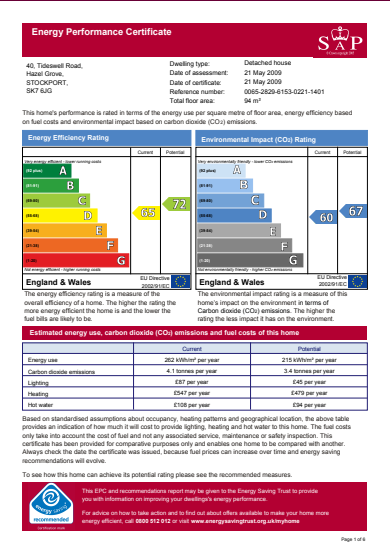
Situated in a desirable location on Tideswell Road is this three bedroom bay fronted detached family home. Offering spacious accommodation throughout, mature front and rear gardens and off road parking for multiple vehicles this is an ideal family home. The property has the potential to extend STPP to create even more space if required.

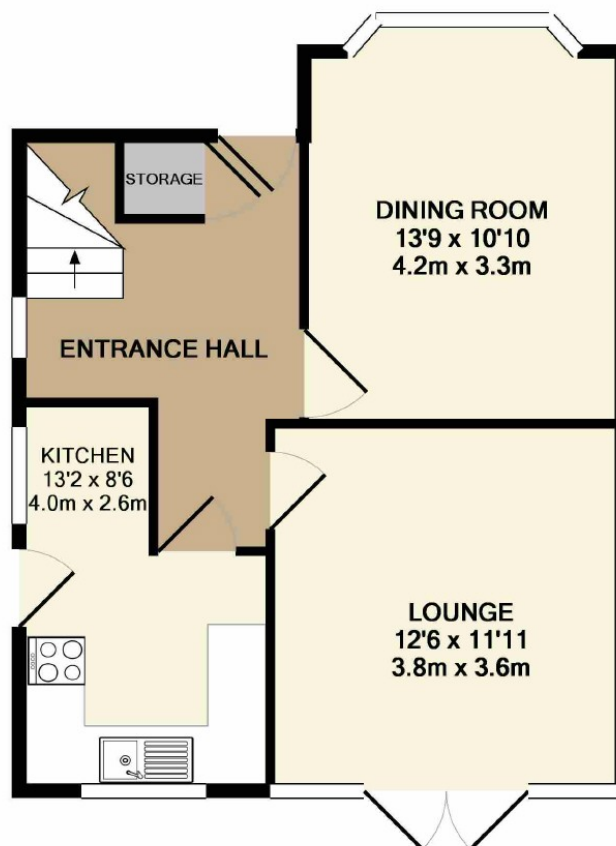
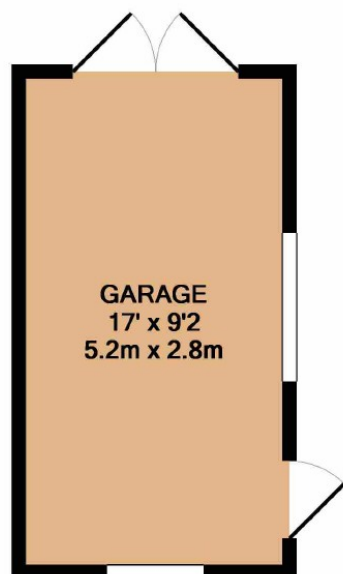
The ground floor reveals; a welcoming and light entrance hallway with under stairs storage, the dining room at the front of the property benefits from a bay fronted window which floods the room with natural light, the lounge at the rear of the property benefits from french doors that lead out onto the wooden decking area. The kitchen offers ample worktop and storage space.

The first floor reveals three well proportioned bedrooms, two doubles and a further large single. The modern fitted family bathroom completes the floor.

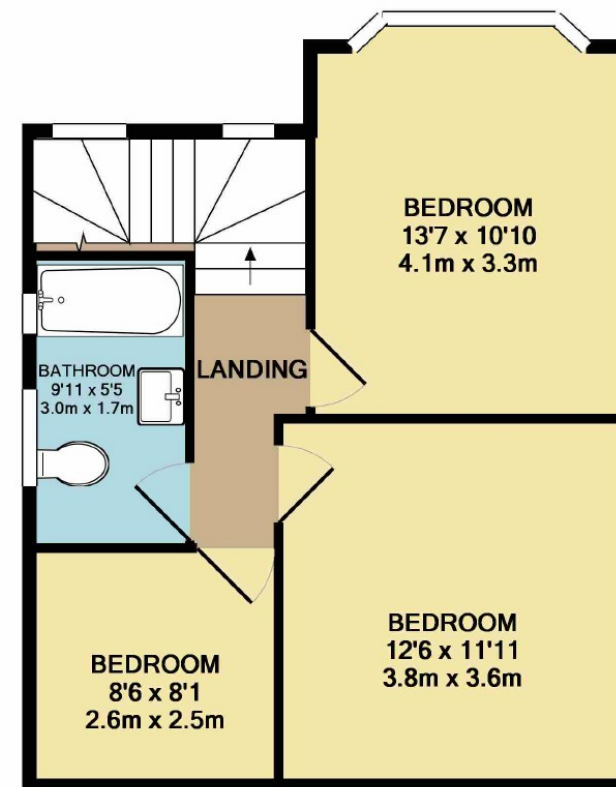
Externally the property provides a mature front garden with off road parking for multiple vehicles, the private rear garden offers enough space for the whole family to enjoy with a wooden decking area, lawn and attached single garage.

A superb family home in a quiet, family location.





GROUND FLOOR
APPROX. FLOOR
AREA 650 SQ.FT.
(60.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1140 SQ.FT. (105.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Marple Branch
2 The Hollins, Stockport Road, Marple, Stockport, SK6 6AY | 0161 4270755
marple@julianwadden.co.uk | www.julianwadden.co.uk

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WADDEN**

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