



Hall Pool Drive, Offerton | Offerton | SK2 5ED

EDWARD
mellor



Features

- Executive Style 4 Bedroom Detached
- Beautifully Presented Throughout
- 3 Reception Rooms
- Stunning Lawned Gardens
- Detached Double Garage

Welcome to Hall Pool Drive on the highly sought after St Johns Wood Development off Marple Road. This executive and larger style 4 bedroom detached home enjoys a much favoured cul de sac location and is maintained to an exceptional standard throughout which makes it simply ready to move into. The property is

ideal for the needs of a growing family who are looking for a long term family home and stands on a great size plot which features landscaped and private lawned gardens and a driveway and detached double garage which provides ample parking. This stunning home offers 3 reception rooms, 4 good size bedrooms (3 with fitted

wardrobes) and an en suite shower room to the master bedroom. In addition there is an attractively fitted breakfast kitchen and family shower room whilst the property also benefits from UPVc double glazing and gas central heating,. Viewing essential.

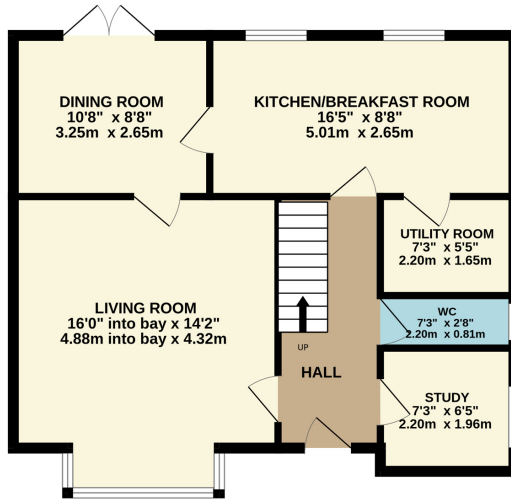


Built in circa 1999 by reputable builder Bellway Homes, this select development is highly regarded as one of the most popular locations in the suburb of Offerton. The property enjoys a private position and is within close proximity of excellent schools and good public transport links. The accommodation on offer briefly comprises : Welcoming 13'7 entrance hall with stairs to the first floor, downstairs WC, home office / study ideal for the homemaker, impressive 14'2 lounge providing ample room for seating and entertaining, formal dining room with French doors providing access to the rear garden, superbly fitted 16'5 breakfast kitchen and useful utility room. To the first floor a landing leads to 4 well proportioned bedrooms which includes an en suite shower room to the master bedroom and an attractively fitted 3 piece shower room. As previously mentioned, this superb home also features beautiful lawned gardens to the rear which are perfect for outdoor entertaining and a detached double garage and driveway providing ample parking.

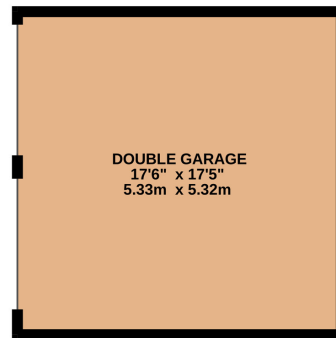
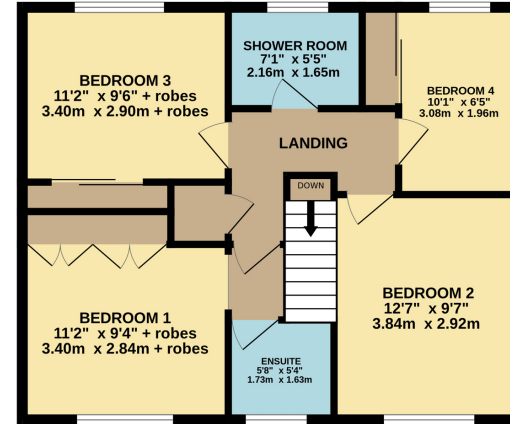
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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.

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Important Information

- Council Tax Band: F
- Tenure: Leasehold
- Years Remaining on the Lease : 974 Years
- Annual Ground Rent: £126

EPC Rating

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