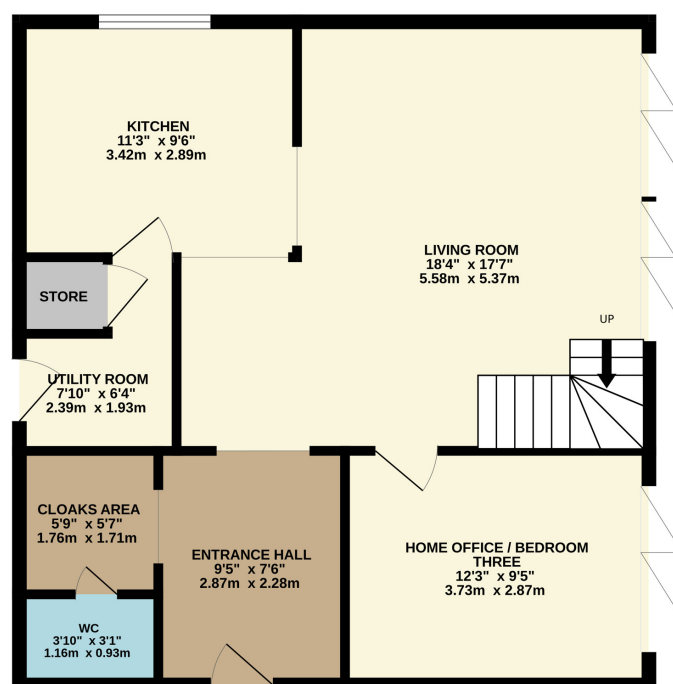




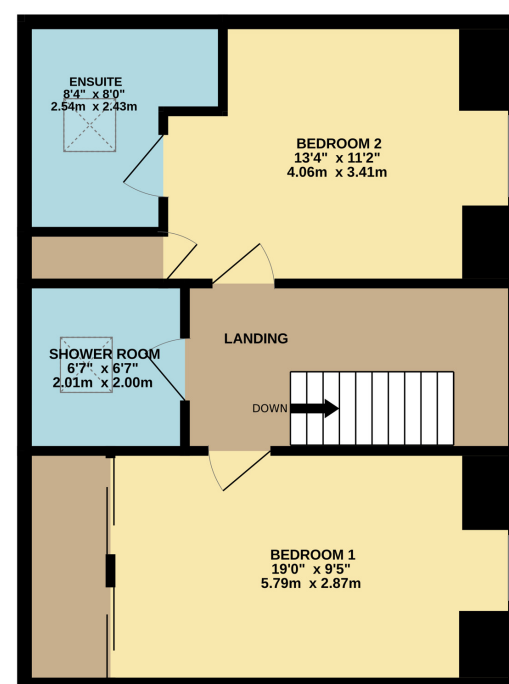
FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.5 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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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.



Features

- Individually Designed & Constructed
- 3 Bedroom Dormer Detached
- 2 Attractively Fitted Bathrooms
- Stylish Open Plan Living
- Secluded & Convenient Location

Welcome to Chester Road on this highly sought after thoroughfare in the heart of Hazel Grove. Best described as a "Hidden Gem", this individually designed and constructed dormer detached was constructed circa 2016 and enjoys a private and convenient location close to everyday amenities. Its infancy years means the property

has a stylish and modern interior which is complimented by a characterful exterior and mature gardens. The property is set over 2 floors yet provides versatile accommodation to suit the needs of the new owner and is ideally suited to a young family or perhaps those looking to downsize whilst retaining a real sense of space.

There are 2 /3 bedrooms, 2 bathrooms (including en suite to the main bedroom) and a particularly attractive and open plan theme downstairs with underfloor heating and Bi-Folding doors leading to the adjacent gardens. Viewing essential.



Chester Road is ideally situated close to excellent schools, local shopping facilities and Hazel Grove Train station for the commuter. The property is set back from Chester Road via a winding driveway which provides off road parking for numerous family vehicles. This represents a rare and possibly unique opportunity to acquire a detached residence in one of Hazel Groves' most sought after locations. The accommodation on offer briefly comprises : Inviting entrance hall with adjacent cloaks area, downstairs wc, stylish open plan living room with Bi-Folding doors to the side and glass balustrade staircase to the first floor, attractively fitted with integrated appliances, utility room and ground floor bedroom / home office. To the first floor a landing leads to 2 double bedrooms (both with built in cupboards / wardrobes) plus en suite bathroom, whilst a 3 piece shower room completes the upper floor. The mature gardens currently provide space for relaxation and morning coffee with additional potential to landscape to suit the new owner.

