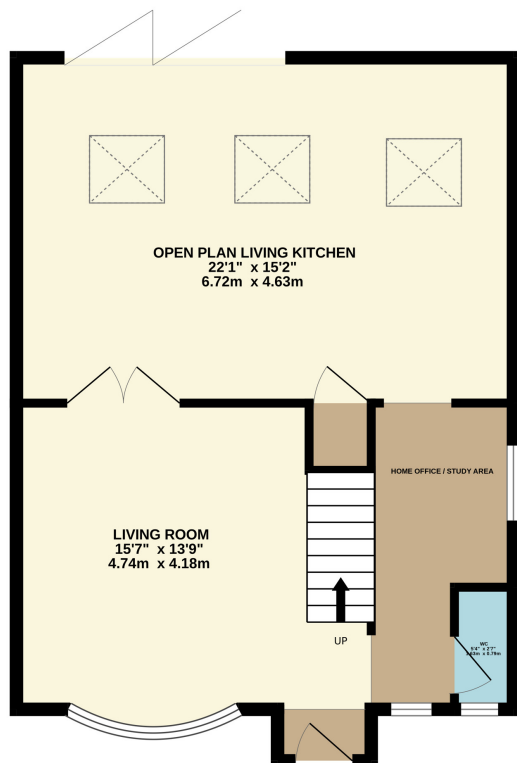




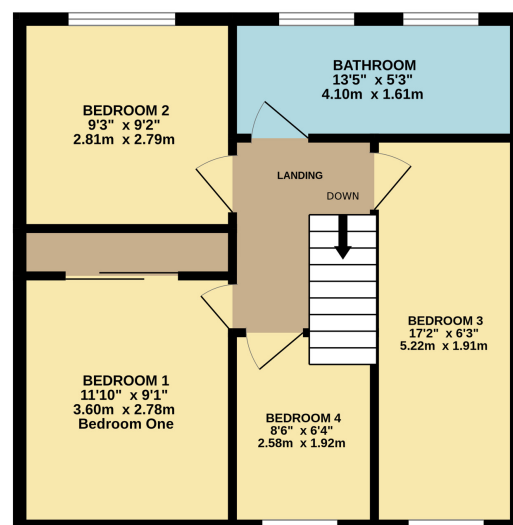
FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Stunning 4 Bedroom Family Home
- Double Storey & Rear Extension
- Beautiful Open Plan Living Kitchen
- Superb 4 Piece family Bathroom
- Desirable Cul De Sac Location

"The exception to the average norm ! " Welcome to Reeve Close on the highly sought after Bean Leach Estate. This stunning and considerably extended 4 bedroom family home is perfect for the needs of a growing family and enjoys a much favoured cul de sac location on the development. The property was

extended circa 2014 which incorporated a double storey side extension and single storey rear extension which has created a stunning open plan living kitchen and useful home office area together with a generous size 4th bedroom at first floor level. The interior presentation is more

than pleasing on the eye and makes this stunning home simply ready to move into. Externally, there is ample off road parking to the front whilst to the rear is a good size and landscaped garden with a sheltered outbuilding which is perfect for social gatherings and entertaining.



The Bean Leach Estate is renowned for its friendly community atmosphere among its residents and offers local shopping facilities and excellent schools. This therefore represents an exciting opportunity to acquire a beautiful long term family home in one of Offertons' most favoured locations. The accommodation on offer briefly comprises : front living room with feature central fireplace, downstairs wc, home office / study area and a stunning open plan living kitchen with Island unit and providing ample room for both seating and formal dining. To the first floor, a landing leads to 4 bedrooms and a stylish 4 piece family bathroom suite with walk in wet room area. Viewing highly recommended.

