

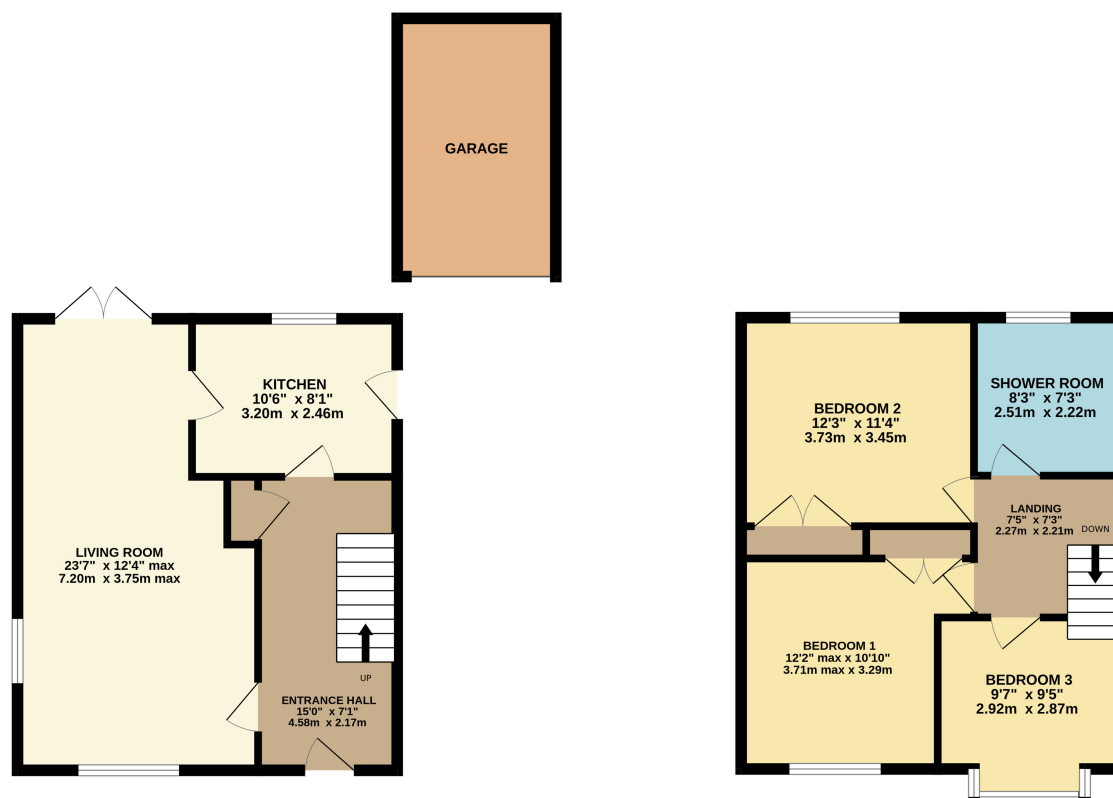


FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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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Features

- Family Size 3 Bed Detached
- Highly Sought After Location
- Fabulous Size Living Room
- 3 Good Size Bedrooms
- Driveway & Detached Garage

Mostyn Road is one of Hazel Groves' most sought after residential roads given its close proximity to excellent schools and local amenities. This therefore represents an exciting opportunity to acquire a larger style 3 bedroom detached home which is ideal for the needs of a young family and is

set within excellent size lawned gardens to cater for your every outdoor requirements. In addition, the property has a long driveway and detached brick built garage with electric door to provide ample parking and has 3 well proportioned bedrooms conducive to the needs of a growing family. The

property also features a fabulous size living room which provide ample room for both seating and dining with French doors to the rear leading directly to the delightful lawned gardens. Viewing recommended.



Mostyn Road is ideally situated close to Moorfield, St Peters Catholic and Hazel Grove High School whilst also being within easy access of local shopping facilities and Hazel Grove train station for the commuter. Whilst the property is ready to move into, it also provides the opportunity to cosmetically improve and modify to your own taste and specifications. The accommodation on offer briefly comprises : Welcoming entrance hall with stairs to the first floor, fabulous size and dual aspect living room which is perfect for social gathering and entertaining and a fitted kitchen. To the first floor, a landing leads to 3 excellent size bedrooms (all with built in cupboards and shelving) whilst a 3 piece wet room completes the first floor accommodation. Externally, a long driveway and detached garage provides off road parking whilst to the rear are good size lawned gardens which are enclosed by fence and hedge boundaries.

