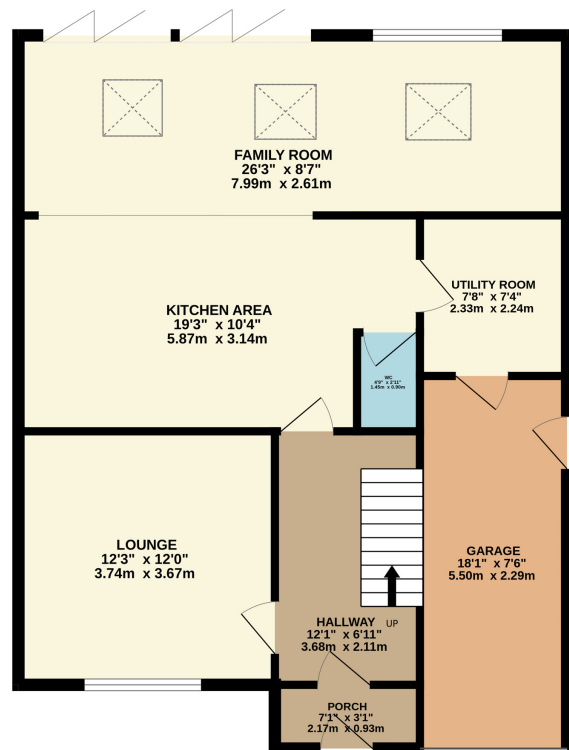




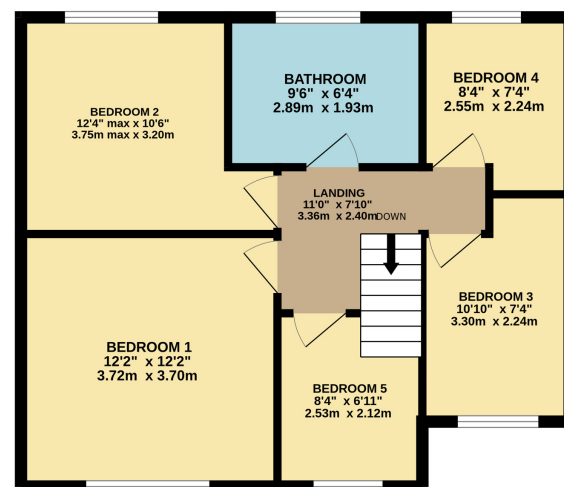
FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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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www.edwardmellor.co.uk

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazeltgrove@edwardmellor.co.uk



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 This property is offered subject to not being sold or withdrawn on receipt of reply.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 5 Bedroom Family Home
- Available With No Chain
- Beautiful Open Plan Living Kitchen
- Superb 4 Piece Family Bathroom
- Highly Sought After Location

Welcome to Bowerfield Crescent in this highly regarded residential location of Hazel Grove. This beautifully presented and considerably extended 5 bedroom semi detached offers substantial accommodation over 2 floors with the centre piece being the

stunning open plan living kitchen with Bi-Folding doors to the rear. The property is being offered For Sale with no onward chain which means a quick completion can be accommodated and this amazing home is simply perfect for the needs of a growing family. The

property was extended circa 2004 which incorporated a double storey side extension creating 2 further bedrooms and an extension to the rear to create the lavish open plan living kitchen which provides the perfect space for social family gatherings.



Bowerfield Crescent is situated in one of hazel Groves' most sought after locations given its close proximity to Norbury Hall School and "Laurus Trust" Hazel Grove High School whilst alos being within easy access of local shops and good public transport links. The accommodation on offer briefly comprises : Enclosed entrance hall, welcoming entrance hall with stairs to the first floor, front living room, beautifully appointed kitchen with integrated appliance and Island unit which in turn leads to an expansive living area with Bi Folding doors and skylight windows which floods the room with natural lighting. In addition, there is a downstairs WC, utility room and integral garage. To the first floor, a landing leads to 5 bedrooms and a superbly fitted 4 piece bathroom suite. Externally, there is a double width driveway to the front whilst to the rear is a good size patio and lawned garden which is ideal for outdoor entertaining.

