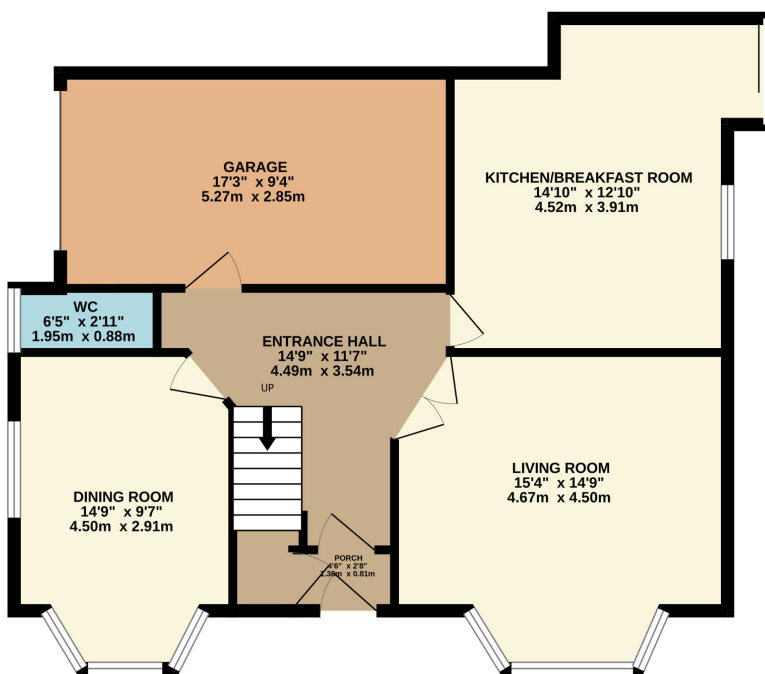




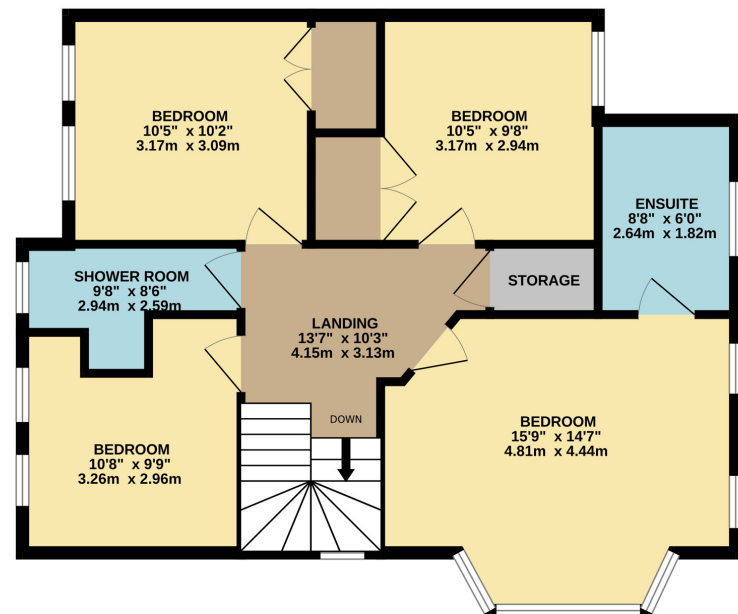
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
792 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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.
 Made with Metropix ©2024

www.edwardmellor.co.uk

182, London Road, SK7 4DQ
 T: 0161 456 6000
 E: hazelgrove@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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Executive Style 4 Bedroom Detached
- Available With No Chain
- Generous Size Corner Plot
- Exclusive Development Off Torkington Road
- 2 Bathrooms

Welcome to Wayside Gardens on this executive style and select development off prestigious Torkington Road. Built in circa 1997 and 1 of only 5 properties in this highly regarded cul de sac, this fabulous and imposing detached residence is ideally suited to a growing family and has the distinct advantage of being sold with No

vendor Chain. The commanding, double fronted exterior is complimented by a spacious interior which has been well cared for and offers fabulous living accommodation over 2 impressive floors. The property features 2 formal reception rooms off the welcoming entrance hall and offers 4 well proportioned bedrooms together

with 2 bathrooms including a stylish en suite to the master bedroom. The property also stands on a good size corner plot with wrap round lawned gardens which afford a high degree of privacy and are perfect for outdoor entertaining and recreational use. Viewing essential.



Wayside Gardens enjoys a private position off Torkington Road and is conveniently situated within close proximity of Hazel Grove Centre, Torkington Park and excellent schools. The accommodation on offer briefly comprises : Entrance porch, welcoming entrance hall with winding stairs to the first floor and providing internal access to the garage, downstairs WC, impressive front living room providing ample room for seating, formal dining room and an attractively fitted breakfast kitchen with also provides access to the side garden. (A decorative oak floor lies beneath the current carpeting in the hall, lounge and dining room). To the first floor a landing leads to 4 well proportioned bedrooms with the master bedroom in particular being a fabulous size and featuring a stylish en suite bathroom with freestanding bath, whilst a 3 piece shower room completes the first floor accommodation. Externally, there are wrap round lawned garden which enjoy a high degree of privacy and are ideal for outdoor entertaining whilst a brick bloc driveway and carport lead to an integral garage for secure parking / storage.

