

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.1 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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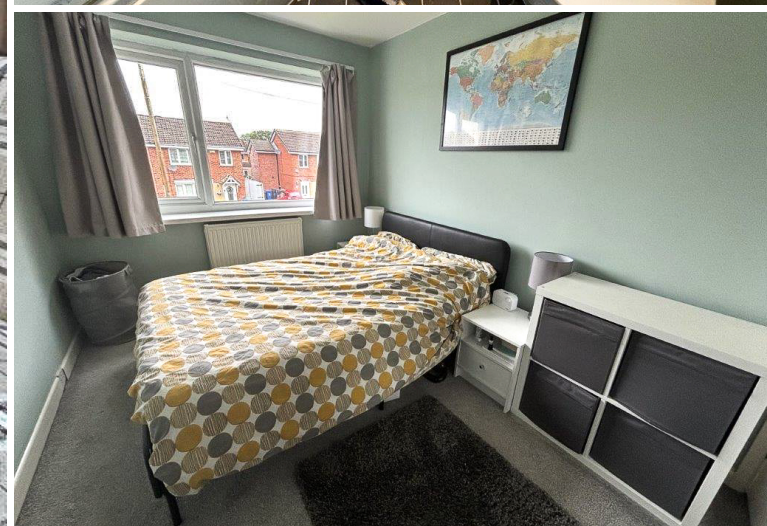
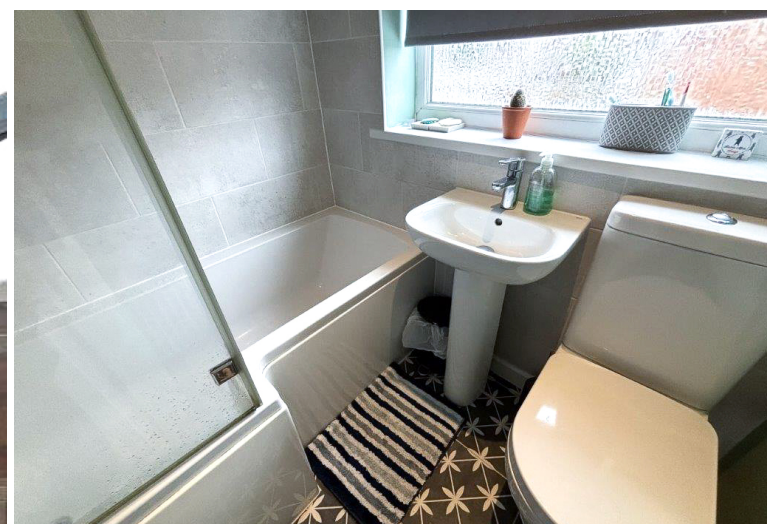
Features

- Lovely 3 Bedroom Semi Detached
- Attractively Fitted Kitchen & Bathroom
- Conservatory
- Driveway & Garage
- Lovely Lawned & decked Gardens

Situated within the highly desirable location of Bean Leach Estate, this spacious three bedroom semi offers buyers a beautiful FAMILY home presented to an immaculate standard. The property benefits from a generous GARAGE and stunning CONSERVATORY bathed in natural light, as well as a lovely lawned GARDEN and DRIVEWAY.

Upon entering the property via a quaint porch, the ground floor consists of three reception areas: a spacious lounge with views of a lawned front garden and a dining area with sliding doors that open into a bright conservatory with panoramic views. The kitchen boasts modern, attractive fittings making it an asset to the home. Ascending to the first floor reveals a

double master bedroom with ample storage space, as well as two good sized bedrooms. Additionally, there is a sleek three-piece bathroom suite to enhance the comfortable, stylish family living provided by the property.



To the rear of the residence is a fantastic lawned and decked garden with plenty of space for children to play.

Renowned for its friendly sense of community, Bean Leach Estates is a widely sought-after area with excellent local amenities for families. Reputable schools are within walking distance, such as Warren Wood Primary and Lisburne Primary, as well as good transport links from Hazel Grove Station for those who commute. The area also has its own playground and park to be taken advantage of. Additionally, Stepping Hospital is also located nearby. Overall, the warm community atmosphere of Bean Leach cannot be overstated and lends itself perfectly to families.

Viewing is recommended to appreciate all this property has to offer. Please call to register interest.

