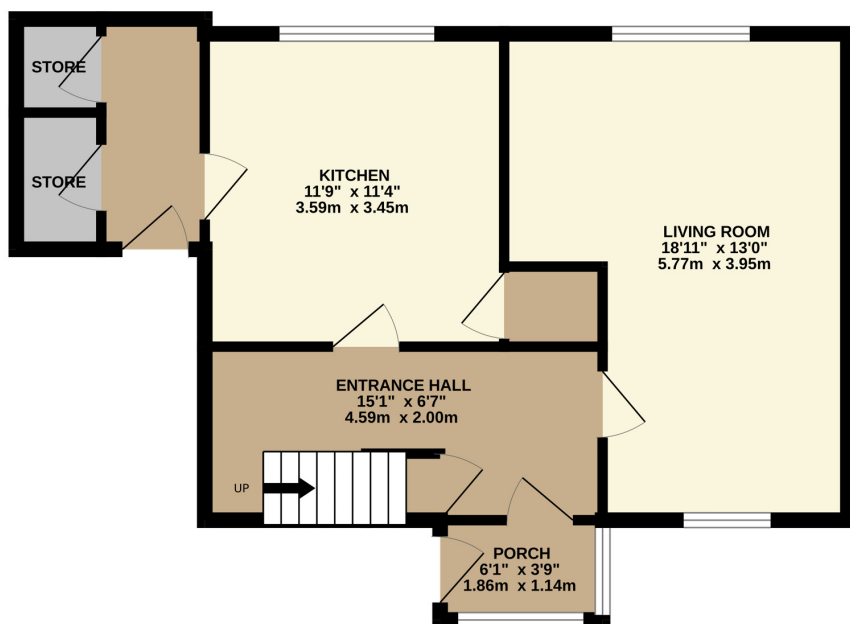




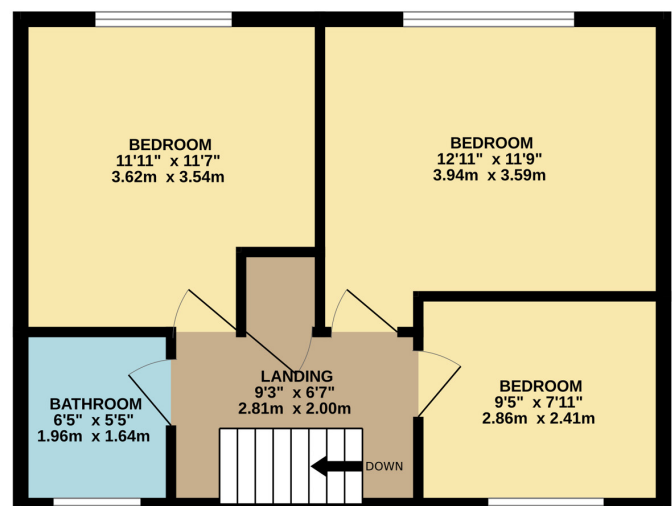
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

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



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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.

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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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Available With No Chain
- Family Size 3 Bedroom Detached
- Outstanding Ongoing Potential
- Off Road Parking
- Highly Sought After Location

Occupying a fantastic plot in a HIGHLY sought after location, this three bedroom DETACHED property offers a SPACIOUS and VERSATILE layout which is thoroughly conducive to comfortable FAMILY living. OUTSTANDING VALUE FOR MONEY, the home is attractively priced to reflect the general updating that is required yet this offers a unique opportunity to

acquire a detached home with endless potential to create a fabulous long term family home.

The interior briefly comprises of a bright porch which opens in a welcoming entrance hall. Leading off from there is a generous size living room and kitchen with an abundance of adjacent storage space with the

potential to be converted into a great utility area (stpp). The first floor contains three adaptable bedrooms and a three piece bathroom suite. Additional storage space can be found on the landing. Externally, the property benefits from ample parking space and a nice sized GARDEN to the rear. Furthermore, there is NO ONWARD VENDOR CHAIN.



Situated within a highly desirable area, this property is nearby to a variety of fantastic local amenities, ideally suited to families. Reputable schools are nearby, including Norbury Hall Primary and the OUSTANDING St Peter's Catholic Primary. For commuters, Hazel Grove Station is a twenty minute walk away and provides access to Stockport and Manchester. Local shops and eateries are also conveniently within walking distance.

Viewing is highly recommended to appreciate the great potential of this property. Call today to register interest.

