



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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: hazelgrove@edwardmellor.co.uk



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Features

- Extended 3 Bedroom Semi Detached
- Superbly Presented Throughout
- Conservatory
- 2 Large Reception Rooms
- Good Size Gardens

A warm welcome to Graham Road. This significantly extended and beautifully presented 3 bedroom semi detached is situated in a highly regarded residential location and is ideally suited for the needs of a young family. The living accommodation is presented on a grand scale given the

rear extension and offers versatile and adaptable accommodation to suit the needs of the new owner whilst a lovely size conservatory provides panoramic views onto a well tended and good size garden. This "turn key" home is a credit to the current proud owner and has the distinct advantage of being

offered For Sale with no onward chain. In addition to the 3 reception areas, there is an attractively fitted kitchen and 3 piece family bathroom suite whilst 2 of the 3 well proportioned bedrooms also offer a range of fitted wardrobes. Viewing highly recommended.



Graham Road is a popular residential location and is within a stones throw of picturesque Woodbank Park which is ideal for dog walking and recreational use. The property is also ideally situated for access to local shops, good public transport links and the highly regarded Banks Lane School. The accommodation on offer briefly comprises : Enclosed entrance porch, front lounge with feature central fireplace, extended rear living room which provides ample room for both seating and dining, conservatory and an extended and fitted kitchen. To the first floor a landing leads to 3 bedrooms and an attractively fitted family bathroom. Externally, the property enjoys a walled garden frontage whilst to the rear is an excellent size garden which provides the perfect outdoor space in which to relax and unwind and entertain family and friends.

