

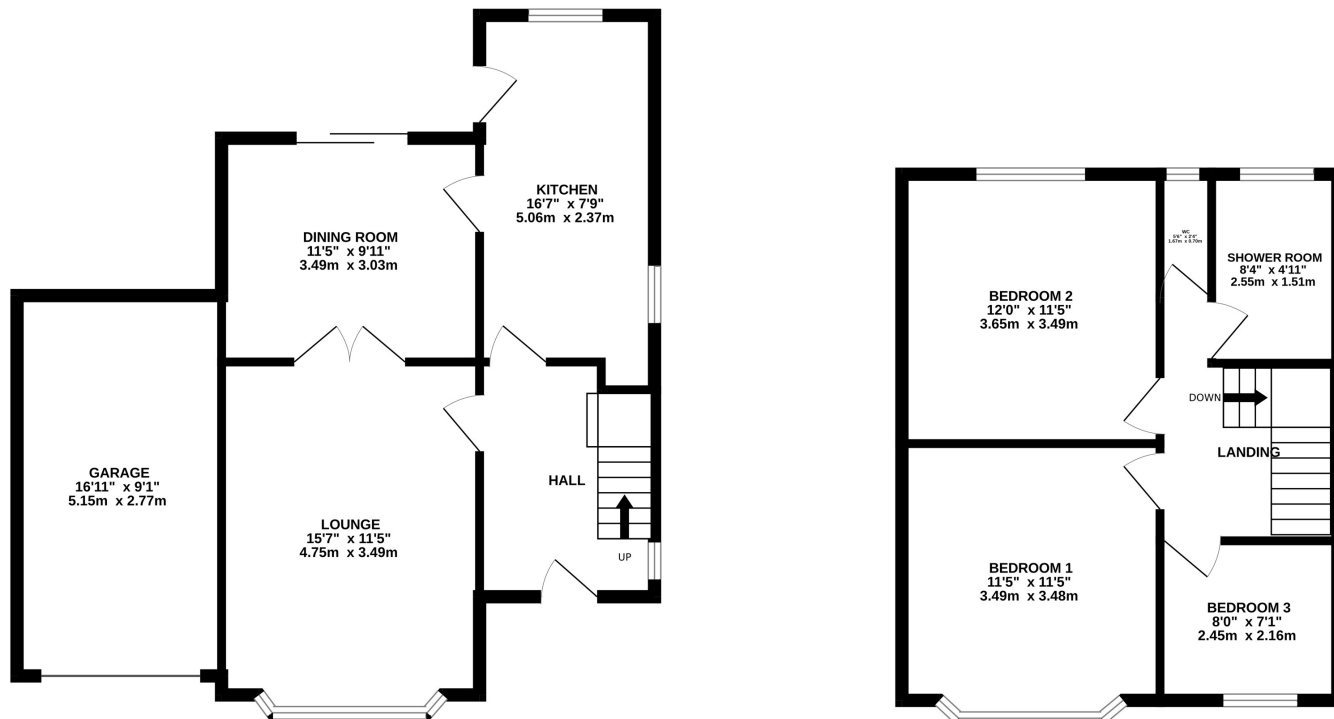


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 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: hazलगrove@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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Family Size & Extended Detached Home
- Highly Desirable Location
- Delightful & Enclosed Lawned Gardens
- Driveway & Garage
- 2 Reception Rooms

Welcome to Bradwell Road! Situated within a HIGHLY desirable location close to Norbury Hall School, this EXTENDED THREE BEDROOM property is the perfect FAMILY home. The property has been lovingly cared for by the current owner, making it ready to move into whilst still offering outstanding ongoing potential to develop further. The interior comprises

of an inviting entrance hall which leads to an extended breakfast kitchen and TWO generous size reception rooms.. They are currently utilised as a SPACIOUS bay fronted lounge and a BRIGHT dining room with sliding doors which overlook the beautiful enclosed GARDEN. With an expansive lawn, patio area, flower beds and shrubbery, it truly is a quintessential English

garden in which to relax and entertain. To the first floor is a three piece shower room and separate WC whilst there are also three GENEROUSLY sized bedrooms. Externally, the home benefits from a DRIVEWAY and GARAGE for extra storage space. The property is available with NO ONWARD CHAIN.



Situated on the outskirts of Hazel Grove, the home is nestled in a prime residential location within close proximity to a range of great amenities. In walking distance are local shops, food/drink establishments, Stepping Hospital and TRANSPORT LINKS such as bus routes and Hazel Grove Station. Reputable schools are nearby, including Norbury Hall School and Laurus Trust Hazel Grove High School.

Viewing is recommended to appreciate all this property has to offer. Call today to register interest.

