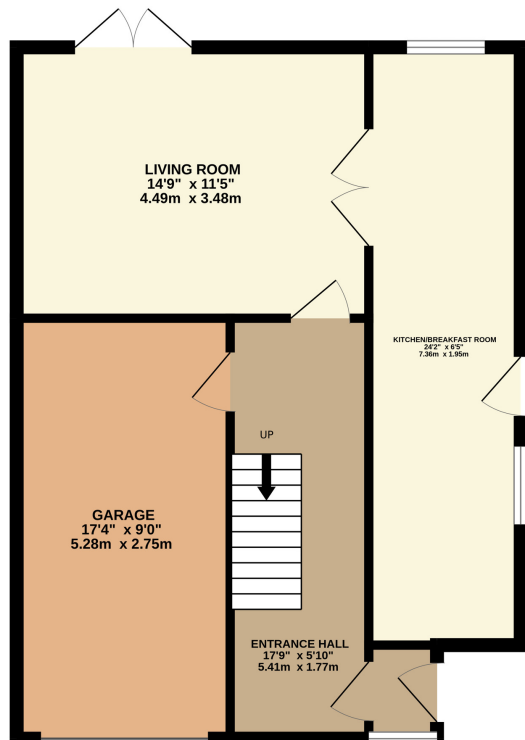




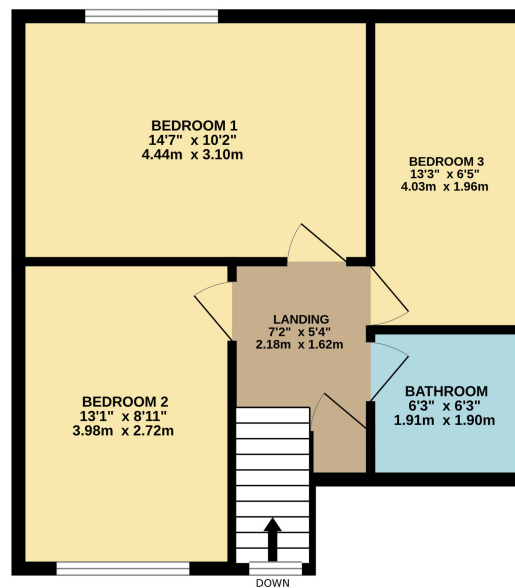
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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

- Superb 3 Bedroom Family Home
- Stunning & Landscaped Gardens
- Attractively Fitted Kitchen & Bathroom
- Driveway & Integral Garage
- Sought After Location

A beautifully presented 3 bedroom family home which is situated in a highly regarded residential location and is ideally suited to a young family or perhaps those looking to downsize. This stunning home is set within lovely size and majestic gardens to the rear which are perfect for outdoor

entertaining and relaxation and are a considerable asset to this superb home. The property also features an attractively fitted breakfast kitchen and fabulous 3 piece family bathroom suite whilst an extensive program of stylish updating has been undertaken by the current proud owners which makes this

amazing home ready to move in to. A double width driveway to the front provides ample off road parking and leads to an integral garage which offers scope for conversion to create extra living space (subject to planning).



Wellfield Road is a desirable residential location off Dialstone Lane and is within close proximity of excellent schools, good public transport links and Stepping Hill Hospital. The accommodation on offer briefly comprises: Enclosed entrance vestibule, welcoming entrance hall with stairs to the first floor, decorative panelled walls and internal access to the garage, beautifully presented living room with feature focal fireplace and French doors leading to the garden and an open plan kitchen and dining area. To the first floor, a landing leads to 3 well presented bedrooms and a lovely 3 piece family bathroom suite. The stunning gardens will take your breath away and cater for your every outdoor requirements. A patio area is ideal for Alfresco dining and leads to a low maintenance artificial grass garden beyond which is a raised decking area for social gatherings and relaxation. The gardens have a variety of beautifully stocked flower and shrubbed borders and are neatly enclosed by fencing to provide a good deal of privacy.

