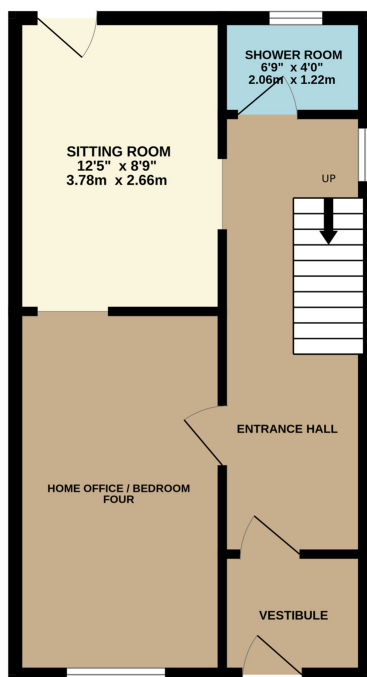




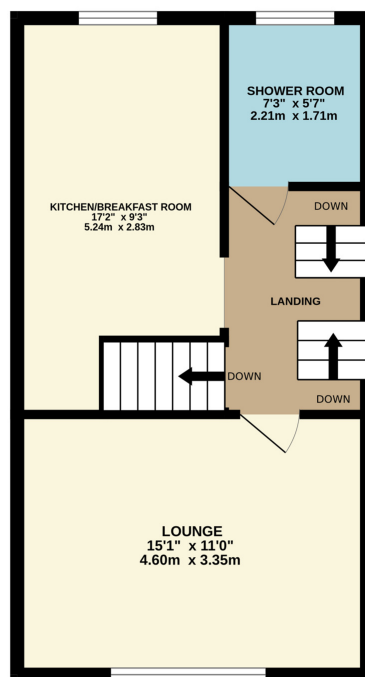
**FLOOR LAYOUT**

Not to Scale - For Identification Purposes Only

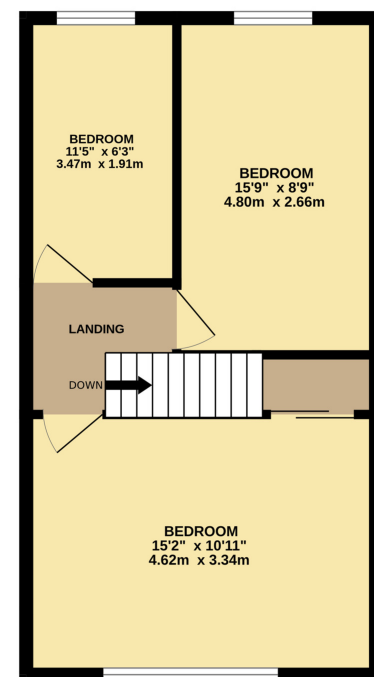
GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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](http://www.edwardmellor.co.uk)

182, London Road, SK7 4DQ  
T: 0161 456 6000  
E: [hazelgrove@edwardmellor.co.uk](mailto:hazelgrove@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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Beautifully Presented Family Home
- Accommodation Over 3 Floors
- 2 Bathrooms
- Superbly Fitted Breakfast Kitchen
- Off Road Parking

This beautifully presented and incredibly deceptive family home simply must be viewed. The property offers versatile and adaptable accommodation over 3 impressive floors which includes a converted garage (currently used as a fourth bedroom) with an adjacent sitting room

which makes it ideal as a ground floor annex / teenagers retreat or as a home office area. There are 3 very well proportioned bedrooms on the second floor whilst the property also benefits from a beautifully fitted and integrated breakfast kitchen, 2 family bathroom suites and a double width driveway

providing ample off road parking. The property is a credit to the current proud owners which makes this stunning home ready to move into and ideal for an expanding family looking for versatility and space in abundance. Outstanding value for money. Viewing essential.



George Street West is located just off Hall Street in Offerton which offers a range of local shopping facilities, excellent schools and good public transport links with Stockport and Manchester City Centre. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs to the first floor, superbly fitted 3 piece shower room, snug / sitting room with door leading to the rear garden and adjacent home office / sitting room (currently used as a very useful ground floor 4th bedroom). To the first floor, a landing leads to the second floor and a lovely size lounge, beautifully fitted breakfast kitchen and a stunning 3 piece family shower room. The second floor offers 3 excellent size bedrooms conducive to the needs of a growing family with the master bedroom offering a range of fitted wardrobes. Externally, a decorative brick bloc driveway provides comfortable parking for 2 vehicles whilst to the rear is a decked and patio garden enclosed by fencing and not directly overlooked to the rear.

