

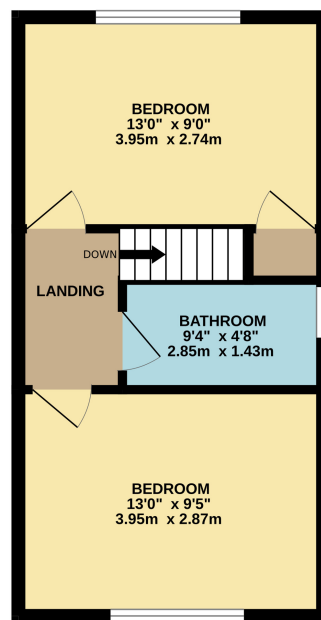
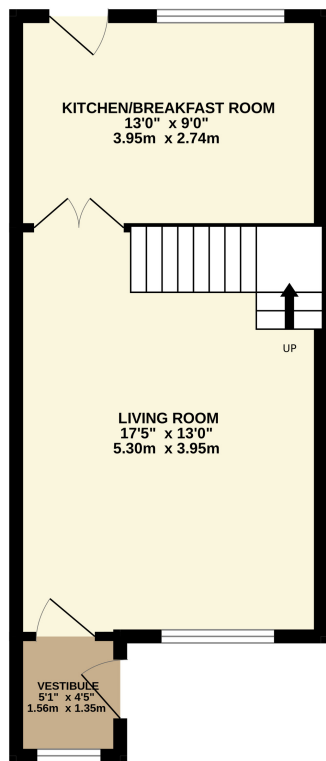


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA - 692 sq.ft. (64.3 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 hertexplan ©2024

www.edwardmellor.co.uk

182, London Road, SK7 4DQ
T: 0161 456 6000
E: 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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Superb 2 Bedroom Semi Detached
- Situated on Hazel Grove / Bramhall Border
- Attractively Fitted Kitchen & Bathroom
- Parking For 2 Cars
- Enclosed Lawned Gardens

A beautifully presented 2 bedroom semi detached which is situated on the highly sought after New House Farm Estate on the borders of Hazel Grove and Bramhall. This lovely size home is simply ready to move into and therefore ideal for a young professional

couple or perhaps those looking to downsize and enjoys a good size plot which offers parking for 2 cars, well tended lawned gardens and scope for further development subject to renewed planning permission. In addition, the property features an

attractively fitted breakfast kitchen, lovely 3 piece family bathroom suite and benefits from UPVC double glazing, gas central heating and is available with no onward chain. Viewing highly recommended.



The New House Farm Development is renowned for its real sense of community among its residents and offers good public transport links, local shopping facilities and close to excellent schools. The accommodation on offer briefly comprises : Enclosed entrance vestibule, spacious front living room with feature central fireplace and a stylish breakfast kitchen. To the first floor, a landing leads to 2 spacious double bedrooms and a lovely 3 piece family bathroom suite. As previously mentioned, there is a driveway for 2 cars which in turn leads to the side elevation and to a well tended lawned garden which is ideal for outdoor entertaining.

