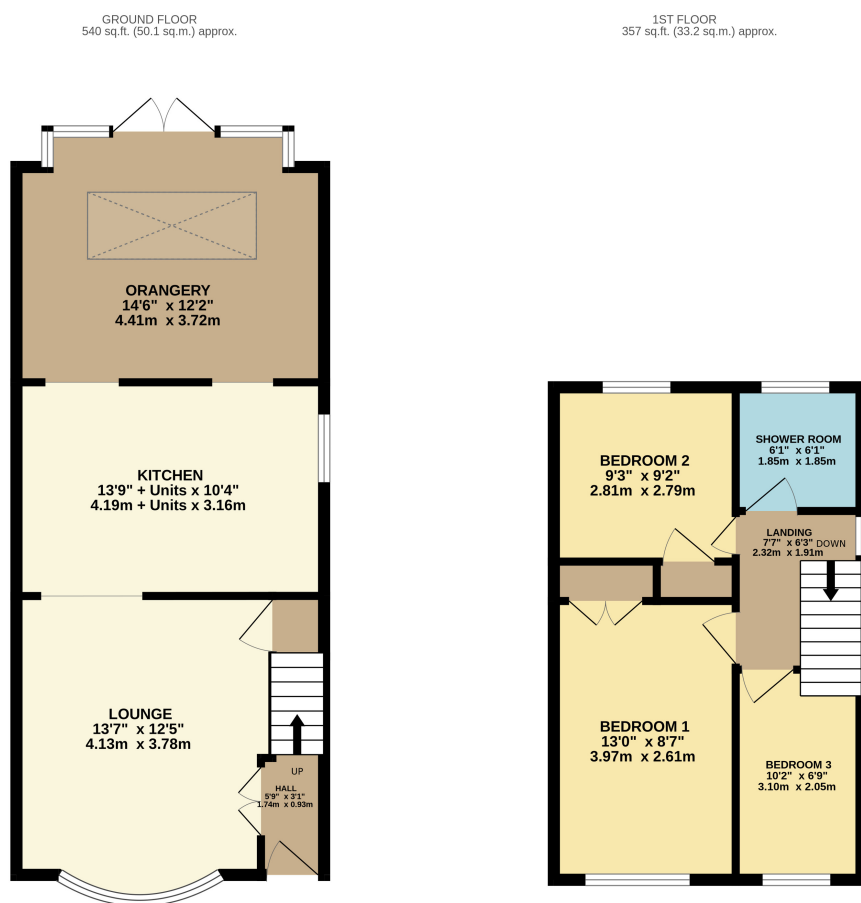




FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



TOTAL FLOOR AREA: 896 sq.ft. (83.3 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 errors, 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



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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Stunning & Extended 3 Bedroom Family Home
- Desirable Cul De sac Location
- Beautifully Appointed Kitchen
- Superb Open Plan Orangery
- Driveway & Garage

A beautifully presented and thoughtfully extended 3 bedroom family home which simply must be viewed ! Situated in a highly desirable cul de sac location on the ever popular Bean Leach Estate, this stunning home will simply blow you away given

the meticulous standard of presentation which is offered by the current proud owner and having been enhanced with a fabulous, fully integrated open plan kitchen which in turn leads to a wonderful Orangery to the rear which is perfect for

entertaining and social gatherings. The property is set within picturesque and private landscaped gardens and also benefits from off road parking and a detached garage for all your parking requirements. Viewing essential.



Whinchat Close is a sought after cul de sac on the highly regarded Bean Leach Estate which caters for local shopping facilities and excellent schools and is therefore perfect for a young family. This exceptional home will be the envy of family and friends and is an opportunity not to be missed. The accommodation on offer briefly comprises : Entrance hall with stairs leading to the first floor and double doors leading to a family size sitting room with a feature focal fireplace. This in turn leads to a luxurious, fully integrated kitchen with Granite work surfaces and spacious central Island unit and flows beautifully into an expansive Orangery with French doors leading directly to the rear garden. To the first floor, a landing leads to 3 bedrooms and an attractively fitted 3 piece shower room.

