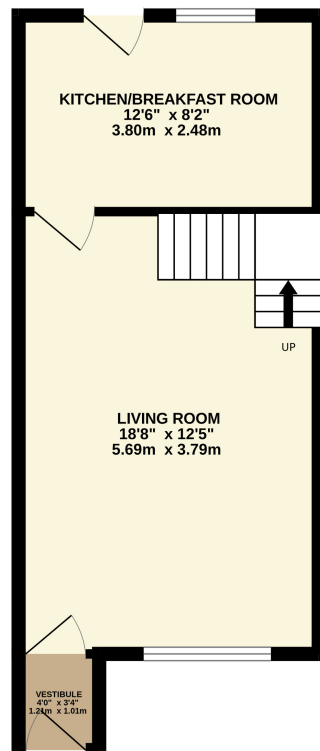




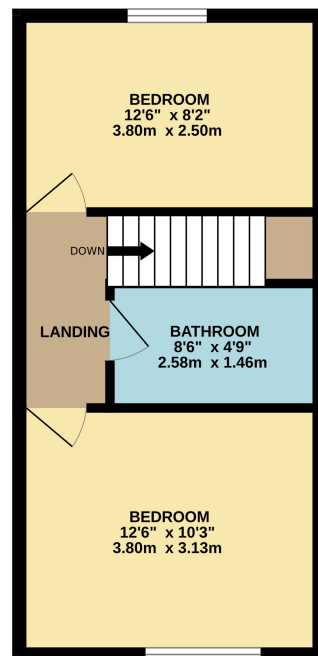
## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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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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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Available With No Chain
- 2 Bedroom Modern Mews
- Highly Sought After Location
- En Bloc Garage To Rear
- Well Presented Throughout

This is the best priced 2 bedroom property on the highly sought after New House Farm Development on the borders of Hazel Grove and Bramhall and an opportunity not to be missed. The property is being offered For Sale with No Onward Chain and therefore a quick completion can be

accommodation and is a perfect acquisition for a First Time Buyer or perhaps those looking to downsize. Offering well presented accommodation over 2 floors, this modern mews style property has been freshly carpeted and decorated which makes it ready to move into and offers

outstanding value for money in a highly regarded location. In addition the property benefits from a lawned garden frontage and a good size, enclosed garden to the rear together with an en bloc garage to the rear for additional storage or secure parking. Viewing highly recommended,



The New House Farm Estate is located on the borders of Bramhall and Hazel Grove and shares a friendly community atmosphere among its residents. There are local shopping facilities on the development together with open fields and recreational facilities for young children whilst the Shady Oak Public House is a great retreat to engage with other residents. The accommodation on offer briefly comprises : Enclosed entrance porch, impressive open plan living room with stairs to the first floor and a good size breakfast kitchen which provides direct access to the enclosed rear garden. To the first floor, a landing leads to 2 double bedrooms one of which has fitted wardrobes whilst a 3 piece bathroom suite completes the first floor accommodation. The rear garden offers a low maintenance outdoor space with artificial grass and Alfresco patio area and provides access to the en bloc garage.

