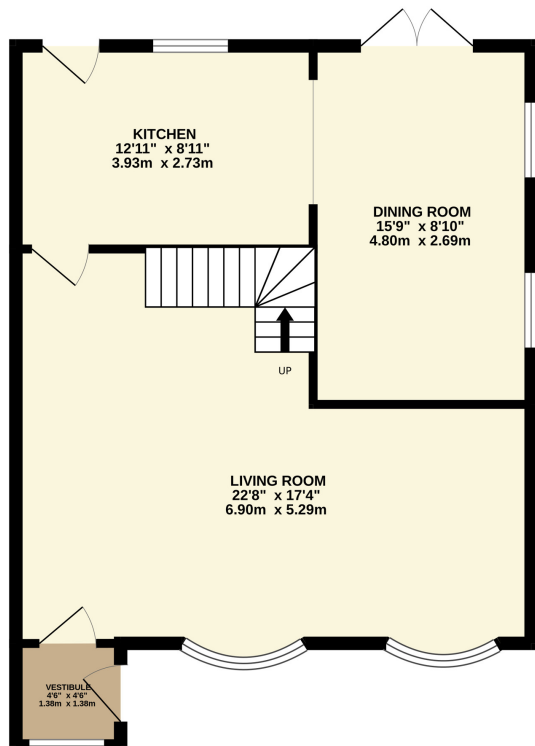




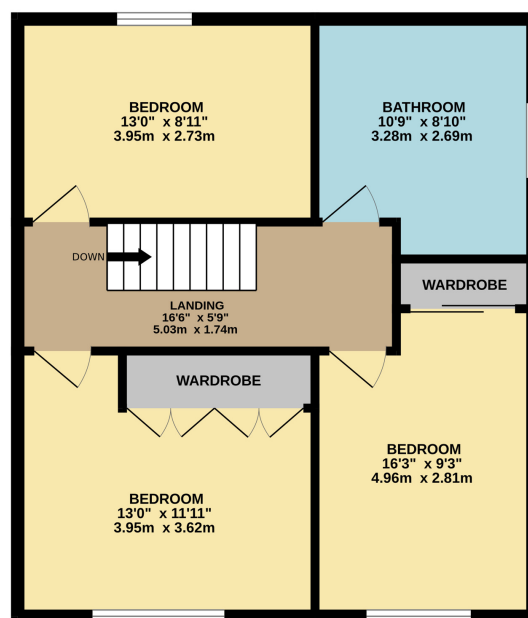
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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 Metropix ©2025

www.edwardmellor.co.uk

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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Spacious Family Size Home
- 3 Double Bedrooms
- Beautifully Fitted Kitchen & Bathroom
- Superbly Presented Throughout
- Driveway & Garage

The perfect family home in one of Offertons' most sought after locations ! This considerably extended 3 DOUBLE BEDROOM family home is ideal for families looking for a long term family home and offers beautifully presented accommodation over 2 expansive floors which makes it simply "ready to move into". Not to be confused

with "average" size homes on this highly regarded development, the property was significantly enhanced with a double storey extension in 2013 to create spacious and versatile accommodation on a large scale whilst commanding a corner plot with gardens to 3 elevations and an abundance of off road parking together with a detached

garage. The property features a beautifully fitted open plan dining kitchen, fabulous 4 piece family bathroom suite and 3 well proportioned double bedrooms conducive to the needs of a growing family. Outstanding value for money. Viewing highly recommended.



Peregrine Road is situated on the outskirts of the popular Bean Leach Estate which caters for excellent schools, local shopping facilities and shares a friendly and engaging community atmosphere among its residents. The accommodation on offer briefly comprises : Enclosed entrance vestibule, impressive living room which provides more than ample room for seating and entertaining whilst a beautifully fitted open plan kitchen and formal dining area is perfect for social and family gatherings. To the first floor, a landing leads to 3 genuine double bedrooms with fitted wardrobes to 2 bedrooms and a superbly fitted 4 piece family bathroom suite. Externally, there are gardens to 3 sides which includes a decorative brick bloc driveway frontage and paved garden to the side whilst to the rear is a low maintenance garden flanked by a raised decking area which is ideal for Alfresco dining and beyond which is a further driveway and detached garage.

