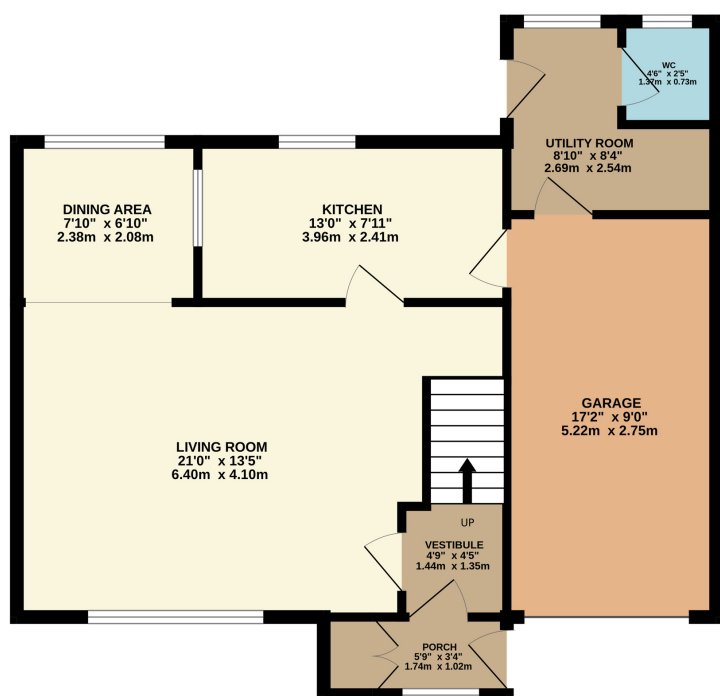




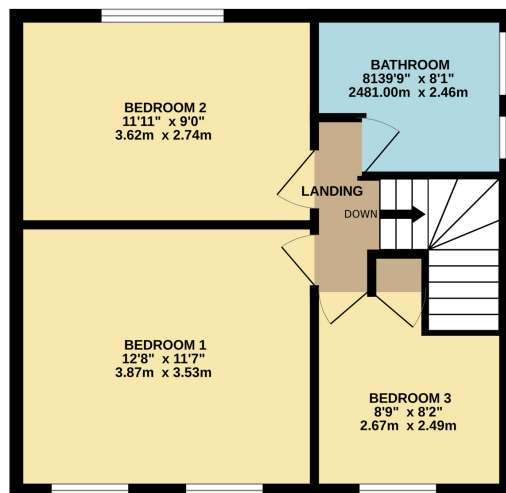
## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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.  
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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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Family Size 3 Bed Link Detached
- No Onward Chain
- Highly Sought After Location
- Outstanding Value For Money
- Driveway & Garage

Welcome to Bean Leach Drive on the outskirts of the highly sought after Bean Leach Estate. This family size 3 bedroom link detached represents an exciting opportunity to acquire a larger style family home at an attractive and competitive price to reflect the general updating required and thus create a

long term family home. A high level of interest is anticipated so we encourage all prospective buyers to arrange an early appointment to avoid disappointment. The property benefits from 3 well proportioned bedrooms and ample size living space whilst standing on a good size plot that

features ample off road parking including a brick built garage and good size lawned gardens to the rear. In addition there is gas central heating, double glazing and a rewire circa 2023. Viewing recommended



Bean Leach Drive is a highly regarded residential location within close proximity of excellent schools, local shopping facilities and embraces a friendly community atmosphere among its residents. The property is being offered For Sale with No Onward Chain so a speedy completion can be accommodated and briefly comprises: Enclosed entrance porch with storage, entrance vestibule with stairs to the first floor, fabulous size living room with feature central fireplace and adjacent dining area, fitted kitchen, useful utility room and downstairs WC. To the first floor, a landing leads to 3 bedrooms, (all with built in cupboards / wardrobes) and a superbly fitted 4 piece family bathroom suite. Externally, there is a lawned garden frontage which is flanked by a decorative printed concrete driveway and leads to an attached garage whilst to the rear is an Alfresco patio area which leads to a good size lawned garden enclosed by fence boundaries.

