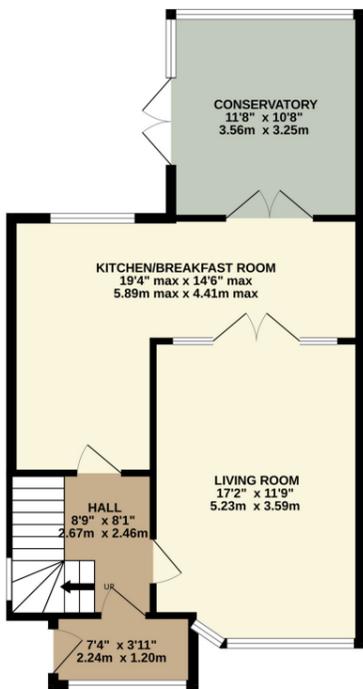




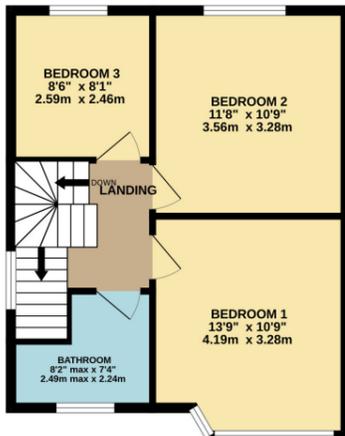
FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

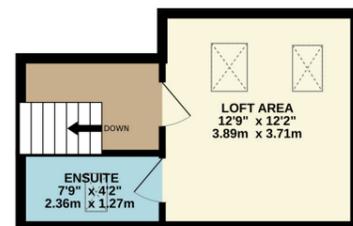
GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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 This property is offered subject to not being sold or withdrawn on receipt of reply.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 Bedroom Semi Detached
- Conservatory
- Fabulous Loft Conversion & En Suite
- Open Plan Dining Kitchen
- Driveway & Enclosed Gardens

Welcome to Curzon Road in the popular suburb of Offerton. This family size 3 bedroom semi detached offers so much more than at just face value and has been enhanced with a lovely size conservatory and a fabulous loft conversion which includes an en suite wet room. The property is well

presented and stands on a good size plot which offers ample off road parking and well maintained lawned gardens to the rear ideal for outdoor entertaining. In addition there is a lovely size open plan dining kitchen connecting to the conservatory which creates an additional seating area and

overlooks the lawned gardens. The property also features an impressive 17'2 living room with central log burning fire and an attractively fitted 3 piece bathroom suite as well as 3 fitted bedrooms at first floor level. Viewing recommended.



Curzon Road is located just off Marple Road and is within close proximity of good schools, local shopping facilities and public transport links. The property is ideal for the needs of a growing family with accommodation over 3 floors and briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs to the first floor, lounge / living room, stylish open plan dining kitchen and conservatory. To the first floor, a landing leads to 3 fitted bedrooms and a 3 piece family bathroom suite whilst a staircase from the landing leads to the loft conversion with en suite wet room.

