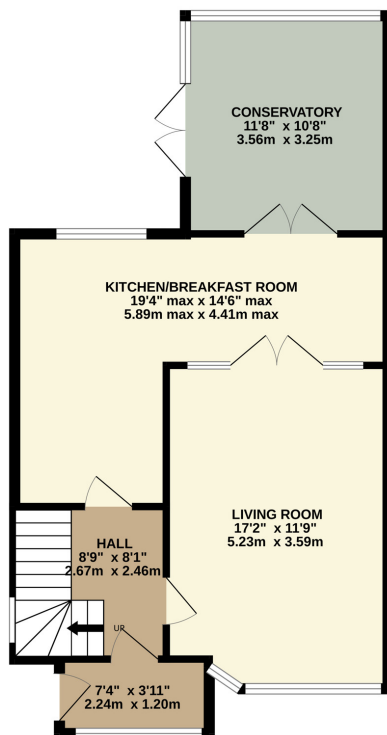




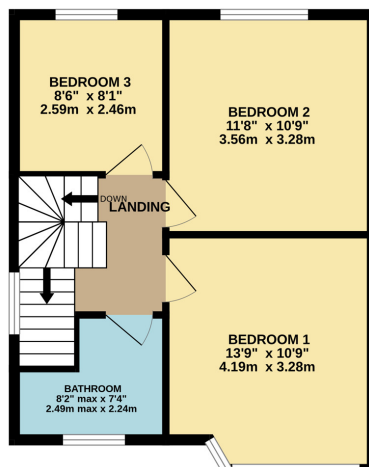
## FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

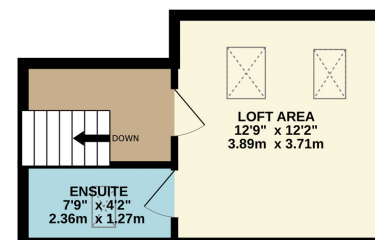
GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



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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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.

