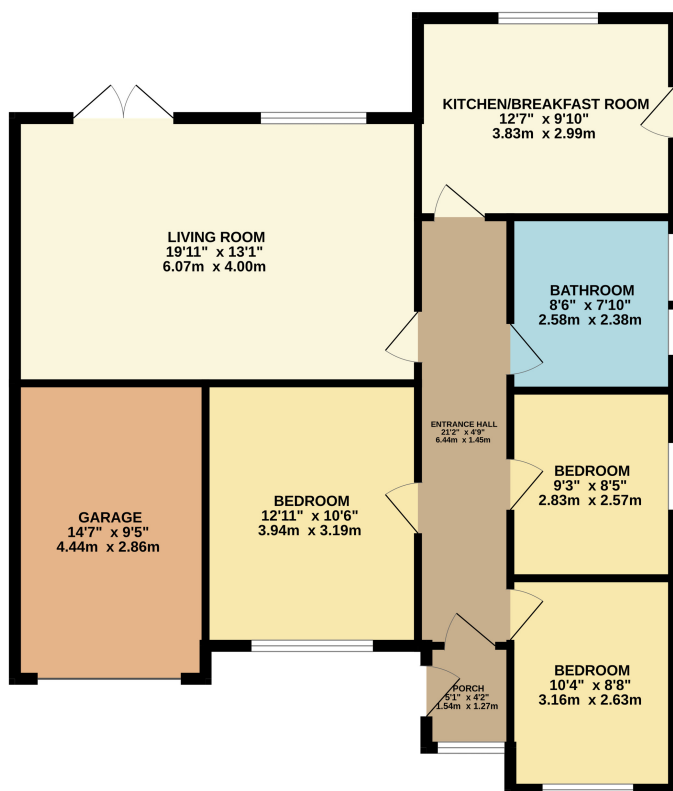


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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 This property is offered subject to not being sold or withdrawn on receipt of reply.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

- Available With No Onward Chain
- Well Presented 3 Bedroom Detached Bungalow
- Highly Sought After Location
- Attractively Fitted Kitchen & Bathroom
- Driveway & Garage

A well presented 3 bedroom detached true bungalow, which is being offered For Sale with No Onward Chain and is situated in a highly regarded residential location. The lovely size living space is ideally suited to those looking for accommodation on one level and offers well proportioned and versatile accommodation to suit the needs of the new owner. The property benefits from an attractively fitted breakfast kitchen and 4 piece family bathroom suite with walk in shower and stands on a good size yet manageable size plot which features ample parking via a double width driveway and integral garage and enclosed lawned gardens to the rear. Viewing recommended.



Hazelwood Road is ideally situated close to local shopping facilities, good public transport links and just a short stroll from Torkington Park. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall, rear lounge and dining room providing ample room for both seating and formal dining, attractively fitted breakfast kitchen, 3 generous size bedrooms, (master with fitted wardrobes) and a 4 piece family bathroom suite with walk in shower. The property is set back from Hazelwood Road via a lawned garden and decorative brick bloc driveway which in turn leads to an integral garage with up and over door. To the rear of the property is a low maintenance patio and lawned garden with a variety of shrubbed borders and provides a comfortable size space for outdoor entertaining.

