



Rutters Lane | Hazel Grove | SK7 5AY

EDWARD
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Features

- Detached Bungalow With Independent Annex
- Substantial Living Accommodation
- Highly Sought After Location
- 2 Reception Rooms
- 2 Additional Loft Rooms

A substantial detached dormer style family home with adjacent independent Annex which enjoys a good size plot in a highly sought after residential location. Rutters Lane is an individually built and designed property which was modified and adapted circa 2002 to create an independent attached annex

in addition to the existing and substantial adjacent dormer home. This versatile home will appeal to a range of buyers including large families, multi generations wishing to live under one roof or home workers seeking separate accommodation. A truly incredible detached property with

grand scale accommodation over 2 floors and enjoying a prime cul de sac location close to excellent schools, local shopping facilities and Stepping Hill Hospital. Viewing essential to fully appreciate its size and additional potential.



The original dormer detached property briefly comprises : Amazing size and welcoming entrance hall + rear vestibule with stairs lead to the upper floor, fabulous size front living room providing ample room both seating and social gatherings, separate formal dining leading to a fitted kitchen with adjacent utility room and rear vestibule, substantial size master bedroom, additional ground floor double bedroom / sitting room with sliding doors to the rear garden and a 3 piece family bathroom suite. At first floor level, a landing leads to 2 addition double size rooms which can be utilized to suit the needs of the new owner.

The attached annex was constructed circa 2002 and was an independent home office for the previous owner but is also suitable as a Granny annex given its flexible layout. It offers an open plan theme over 2 floors with the ground floor having a seating area, kitchen, 3 piece shower room and bedroom to the rear. A winding staircase leads to a good size mezzanine area which is ideal as a home office / study area.

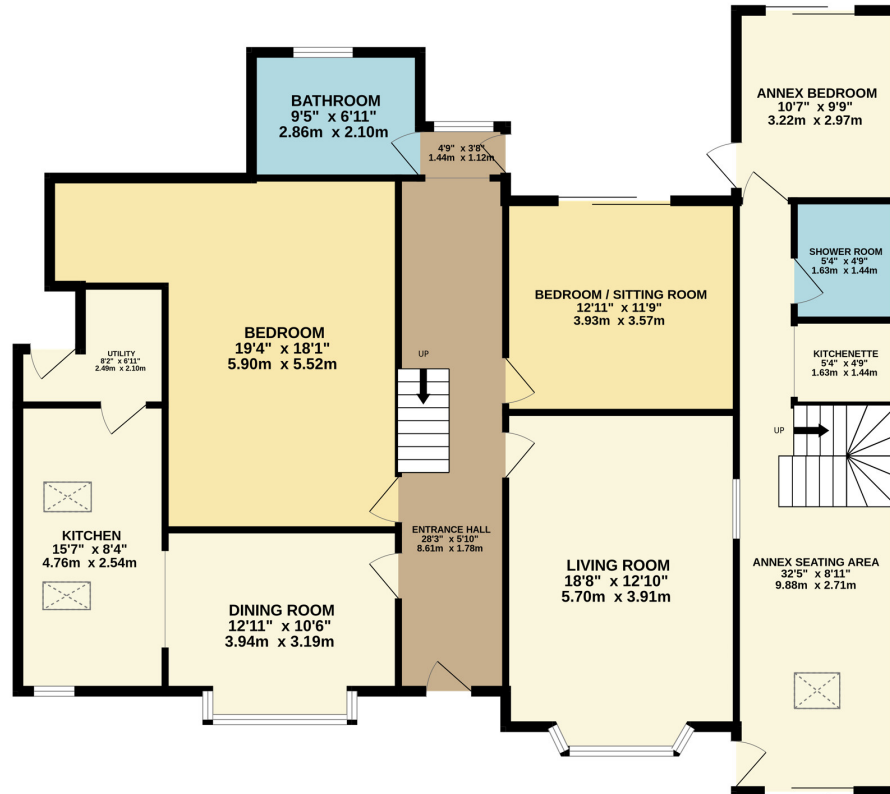
The property also offers off road parking, a garden frontage and good size lawned gardens to the rear.



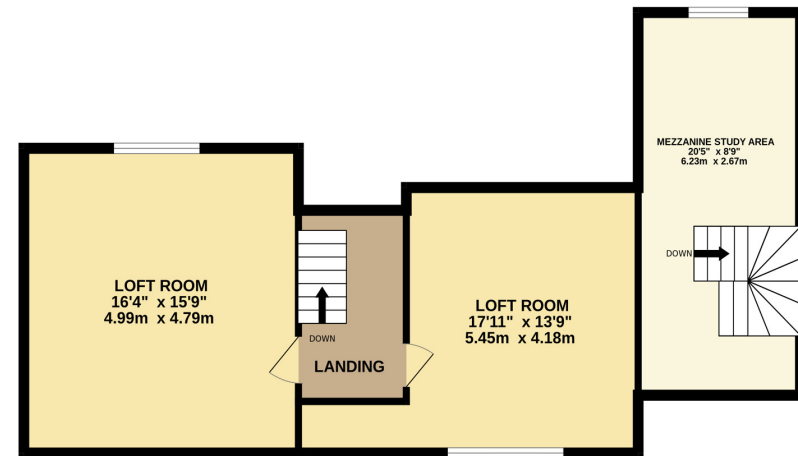
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1601 sq.ft. (148.8 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 2289 sq.ft. (212.6 sq.m.) approx.

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Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating

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