



Hall Pool Drive | Offerton | SK2 5ED

EDWARD  
mellor





## Features

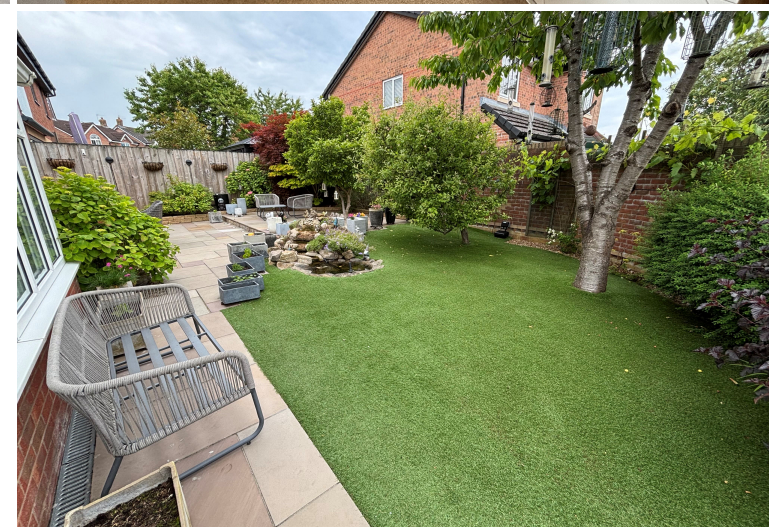
- Stunning 5 Double Bedroom Detached
- 3 Superb Bathrooms ( 2 En Suite)
- 4 Reception Areas
- Quality Fitted Dining Kitchen
- Landscaped Gardens

Welcome to Hall Pool Drive. A stunning family home of absolute quality and distinction which reveals expansive accommodation over 2 fabulous size floors with a meticulous standard of presentation throughout. The current and original proud owners have left not stone un-turned in creating a home of true Grandure

where attention to detail is evident throughout. The property features FIVE DOUBLE BEDROOMS, 3 BATHROOMS ( 2 en suite ), 4 RECEPTION ROOMS including a home office / study and a lovely size conservatory which overlooks the delightful and landscaped gardens. The central hub of this family home is

the stunning and fully integrated kitchen with central Island unit, quartz works surfaces and enjoying views and direct access to the garden. A truly amazing home which can only be appreciated by way of an internal inspection.





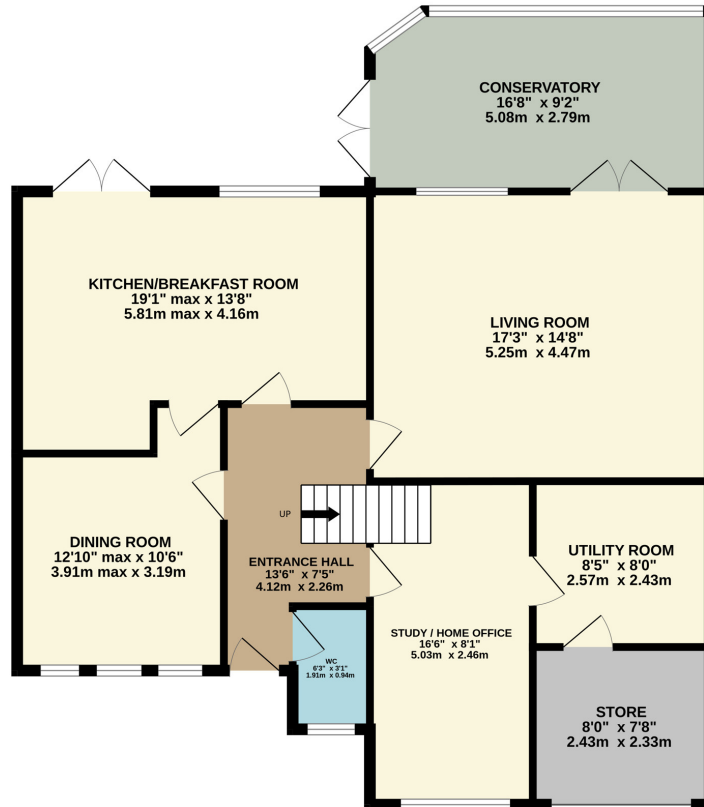
Hall Pool Drive is an executive style detached residence on the highly regarded St Johns Wood Development in Offerton and built by reputable builders "Barratts" circa 2000. This beautiful home is perfect for those looking for a "turn key" and "future proof" home which will be the envy of family and friends when entertaining. The accommodation comprises : Welcoming entrance hall with distinctive glass balustrade staircase and tiled floor, downstairs WC, living room with media wall and central fireplace, formal dining room, quality fitted and fully integrated kitchen,, conservatory, home office/ study, utility room and useful store. To the first floor, a galleried landing leads to 5 DOUBLE BEDROOMS, 2 superbly fitted en suites including a "Jack and Jill" 4 piece bathroom whilst a lovely 3 piece shower room completes the first floor accommodation. Externally, there is ample parking to the front and picturesque landscaped gardens to the rear which are ideal for outdoor entertaining and social gatherings.



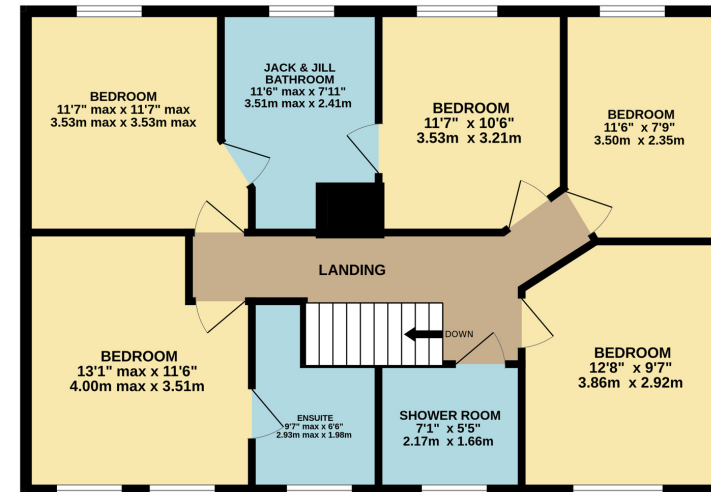
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
1134 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 1978 sq.ft. (183.7 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.

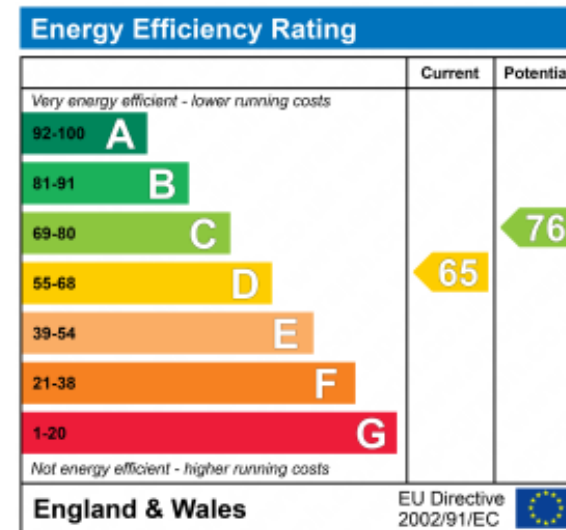
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## Important Information

- Council Tax Band: E
- Tenure:Freehold

## EPC Rating



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