



Ilfracombe Road | Offerton | SK2 5AS

EDWARD
mellor



Features

- Attractive 3 Bedroom Semi Detached
- 2 Reception Rooms
- Extensive Lawned Gardens
- Driveway & Garage
- No Onward Chain

An exciting opportunity to acquire a lovely size 3 bedroom semi detached in this highly sought after location of Offerton and being offered For Sale with No Onward Chain. The property stands on an enviable size plot with fabulous size 90ft lawned gardens to the rear which provide huge scope for

further development (subject to planning) and are a safe haven for young children and are ideal for outdoor entertaining. In addition the property offers 2 formal reception rooms for both seating and dining, a driveway and attached a garage for ample parking, double glazing and gas

central heating. This superb, family size home is ready to move into whilst still providing the opportunity for the new owner to add their own personal touches and create a long term family home. Viewing recommended.

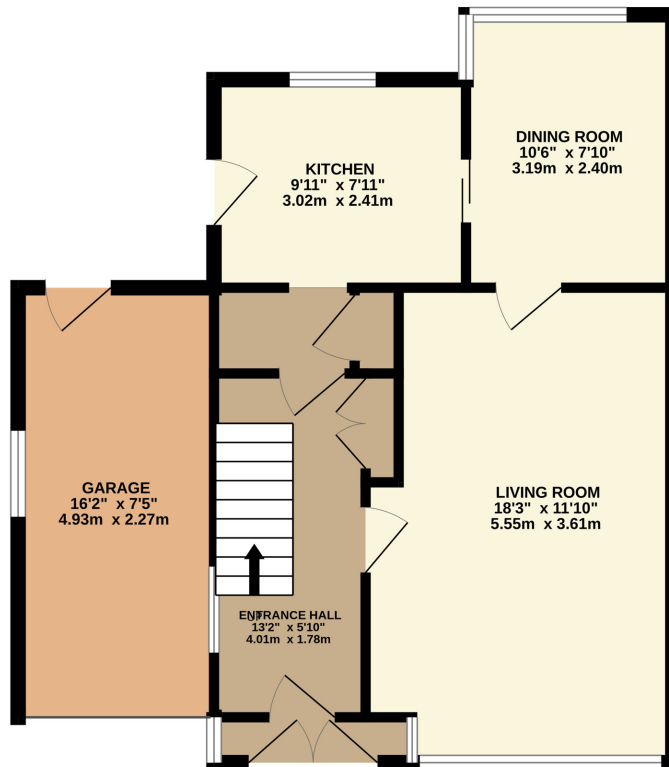


Iffracome Road is located just off Woodlands Drive and is within close proximity of excellent schools, local shopping facilities and is within walking distance of Woodlands Park. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall, front living room providing ample room for seating, rear dining room overlooking the fabulous lawned gardens and a fitted kitchen. To the first floor a landing leads to 3 bedrooms, 3 piece family bathroom suite with bath and walk in shower and a separate low level WC. As previously mentioned, this family size home enjoys fabulous size gardens to the rear which are mainly laid to lawn and offer a variety of well stocked flower and shrubbed borders and are neatly enclosed by fence boundaries.

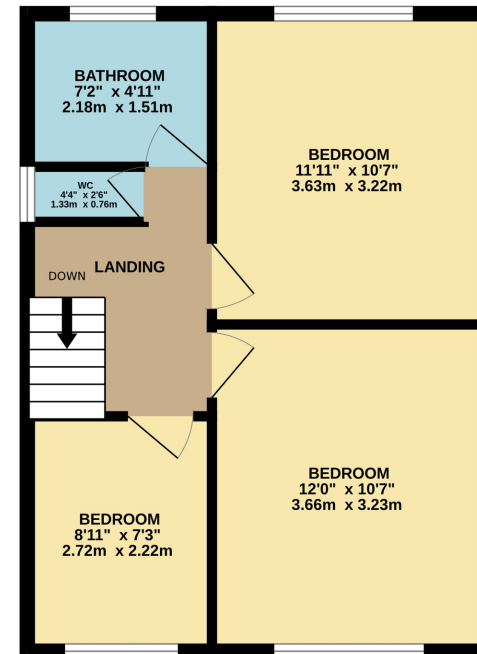
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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: C
- Tenure:Freehold

EPC Rating

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazelgrove@edwardmellor.co.uk



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