



Wynchgate Road | Hazel Grove | SK7 6NZ

EDWARD
mellor



Features

- Extended & Executive Style Family Home
- 4 Good Size Bedrooms
- 2 Bathrooms Inc En Suite
- Stunning Open Plan Living Kitchen
- Landscaped Gardens

A truly stunning and executive style 4 bedroom detached family home which enjoys a highly desirable cul de sac location on this select development in Hazel Grove. A meticulous standard of presentation is being offered throughout by our current proud owners where attention to detail is evident across 2 well proportioned

floors and makes this fabulous home simply ready to move into. In addition to its original expansive living space, the property was extended circa 2018 to create a stylish open plan living kitchen which takes in panoramic views of the landscaped gardens and provides the perfect space for entertaining and social gatherings. The

property also features 2 additional reception rooms, 4 good size bedrooms with en suite shower room to the master bedroom and a beautiful family bathroom suite. An internal inspection is considered essential to fully appreciate everything this property has to offer.

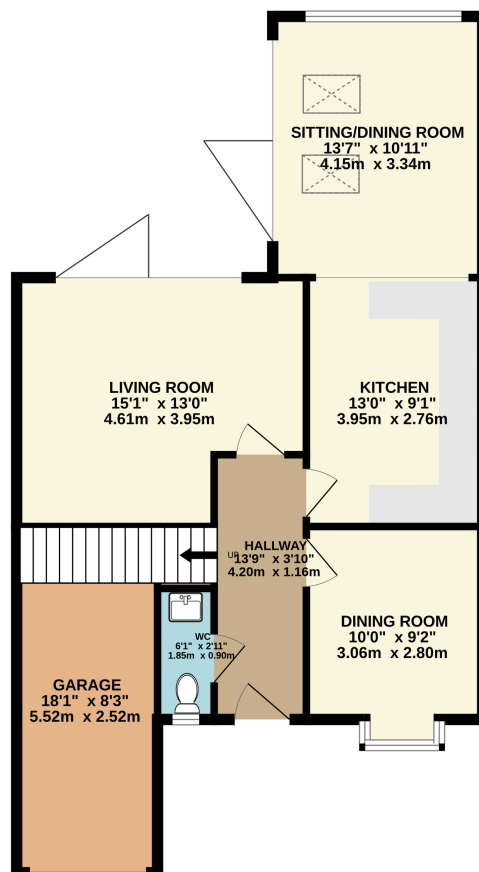


Wynchgate Road is situated off Torkington Road in the heart of Hazel Grove and is within walking distance of the surrounding countryside whilst also being within close proximity of excellent schools, public transport links and local shopping facilities. The accommodation on offer briefly comprises : Welcoming entrance hall with stairs leading to the first floor, downstairs WC, garage, formal dining room, living room with Bi Folding doors to the garden and a stylish open plan living kitchen with electric velux windows and matching Bi folding doors providing direct access to the Alfresco patio area and gardens. To the first floor, a galleried landing with useful storage leads to 4 great size bedrooms, with en suite to the fitted master bedroom, as well as an attractively fitted family bathroom. Externally, to the front of the property is a driveway and lawned garden leading to an integral garage whilst to the rear are landscaped gardens which offer an Alfresco patio area and lawned gardens with raised flower beds and are a safe haven for young children and outdoor entertaining.

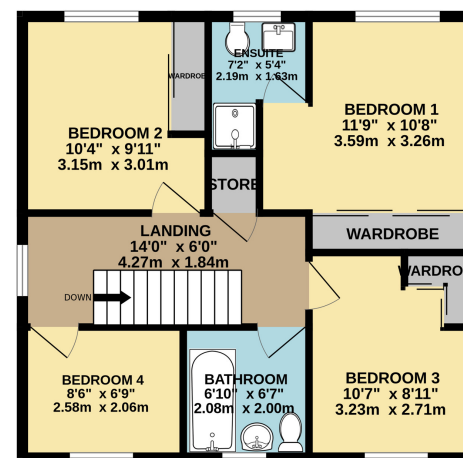
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.2 sq.m.) approx.

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Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating

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