



Shearwater Road | Offerton | SK2 5UZ

EDWARD
mellor



Features

- Available With No Chain
- 2 Bedroom Semi Detached
- Highly Sought After Location
- Off Road Parking
- Good Size Lawned Gardens

Welcome to Shearwater Road on the highly sought after Bean Leach Estate. This "ready to move into" and lovely size 2 double bedroom semi detached is being offered For Sale with No Onward Chain and is an ideal

acquisition for a First Time Buyer looking to get on the property ladder. The property stands on a generous size plot which features a lawned garden frontage and adjacent driveway providing off road parking whilst to the

rear are excellent size lawned gardens providing the perfect space for outdoor entertaining. In addition, the property benefits from double glazing and gas central heating. Viewing recommended.

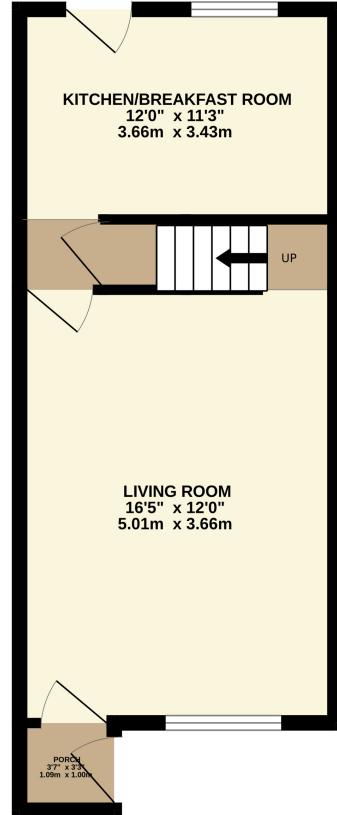


Shearwater Road is a highly regarded residential location on the ever popular Bean Leach Estate which embraces a real sense of community living among its residents whilst also catering for excellent schools, local shopping facilities and good public transport links. The accommodation on offer briefly comprises : Enclosed entrance porch, impressive size front living room with feature central fireplace and stairs to the first floor and a fitted kitchen with breakfast bar area. To the first floor, a landing leads to 2 genuine double bedrooms and an attractively fitted 3 piece family bathroom. Externally, the property enjoys a lawned garden frontage and a hardstanding driveway to the side providing off road parking. To the rear, a patio area leads to a good size garden mainly laid to lawn and enclosed by hedge boundaries.

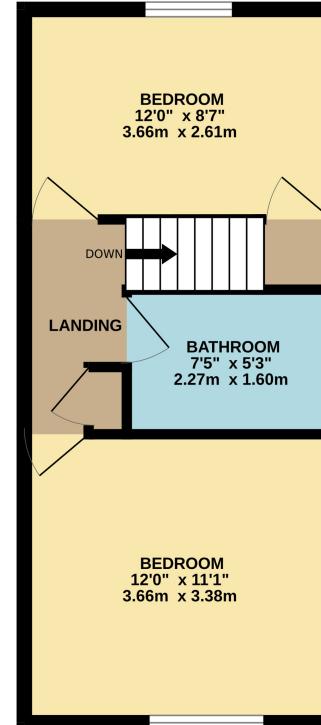
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.

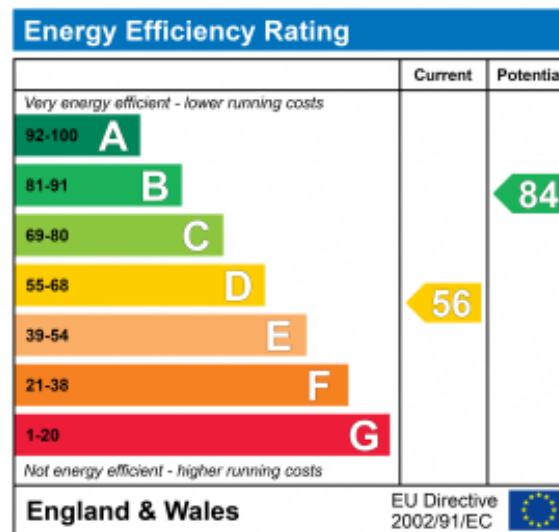


TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.
Whilst every attempt has been made to ensure accuracy of the floor plan, dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
Made with Mensole ©2025

Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating



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



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.