



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.





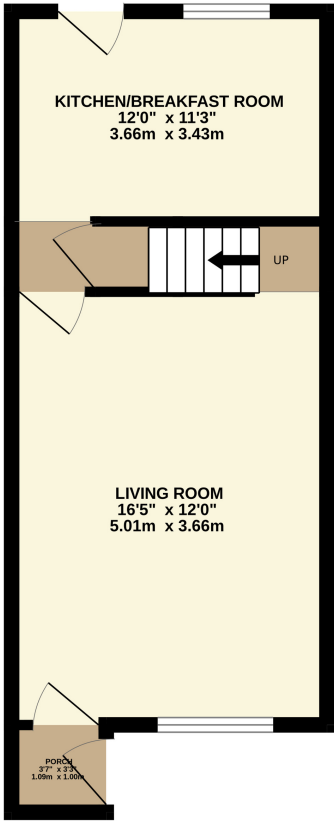
Shearwater Road is a highly regarded residential location on the ever popular Bean Leach Estate which embraces a real sense of community living among its residents whilst also catering for excellent schools, local shopping facilities and good public transport links. The accommodation on offer briefly 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.



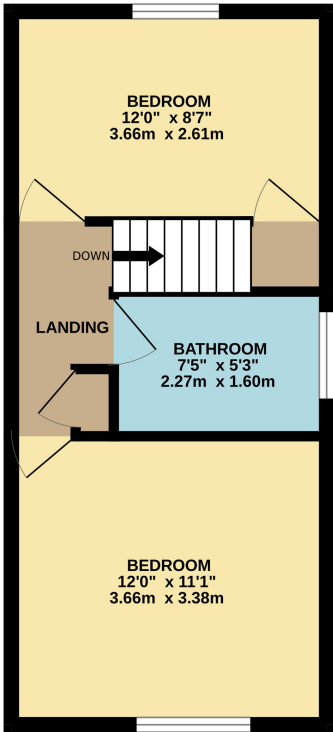
FLOOR LAYOUT

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.



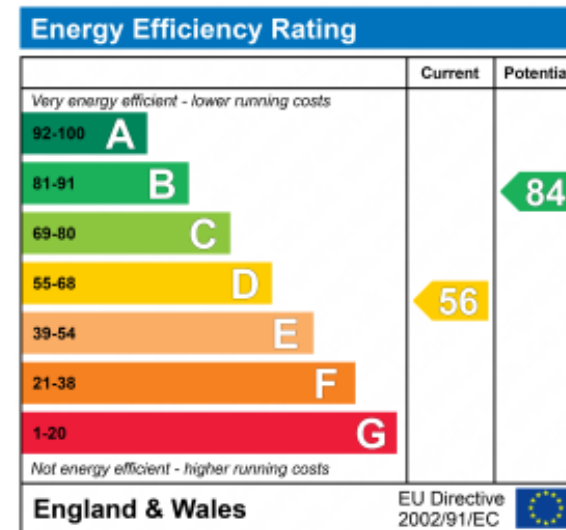
TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.  
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## Important Information

- Council Tax Band: B
- Tenure:Freehold

## EPC Rating



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