



Minsmere Walks, | Offerton | SK2 5JT

EDWARD
mellor



Features

- Stunning 3 Bedroom Semi Detached
- Large Conservatory
- Delightful Open Aspect Views
- Superbly Fitted Kitchen & Bathroom
- Detached Garage

A beautifully presented 3 bedroom semi detached which enjoys a particularly private position on the highly sought after Bean Leach Estate and is ideally suited to a First Time Buyer or young family. This stunning home is best described as a "hidden Gem" given its much favoured position

on the development and enjoys an open aspect onto greenery to the front to provide extra privacy and a tranquil setting. In addition, the property has been enhanced by the current proud owners with a fabulous full width conservatory to provide larger than average living space and a great

space to relax and unwind. Also featuring a superbly fitted kitchen and 3 piece family bathroom suite and benefitting from delightful lawned gardens for outdoor entertaining and a detached garage with automatic door for secure parking. Viewing essential.

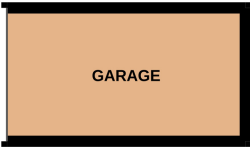


The Bean Leach Estate is renowned for its friendly and community based atmosphere among its residents whilst also offering local shopping facilities, excellent schools and good public transport links. The accommodation on offer briefly comprises : Enclosed entrance porch, entrance vestibule, beautifully presented and spacious front living room with views onto the adjacent green, interconnecting dining area, superbly fitted kitchen and fabulous conservatory. To the first floor, a landing leads to 3 bedrooms and a lovely 3 piece family bathroom suite. There is a lawned garden frontage whilst to the rear is a well tended garden mainly laid to lawn and neatly enclosed by fence boundaries and beyond which is a larger than average detached garage for storage / secure parking.

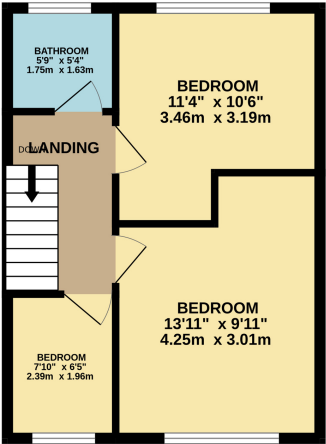
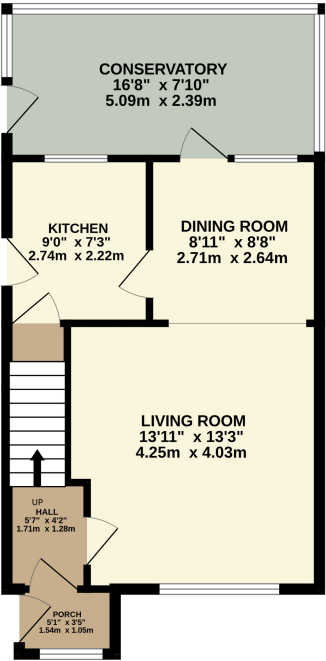
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 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

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