



Fulmar Drive, | Offerton | SK2 5JL

EDWARD
mellor



Features

- Family Size 3 Bedroom Detached
- Well Presented Throuhgout
- Full Width Conservatory
- Superbly Fitted Kitchen & Bathroom
- Driveway & Garage

A beautifully presented 3 bedroom detached which is situated on the highly sought after Bean Leach Estate and is ideal for young families. This well proportioned family home offers 3 excellent size bedrooms and has been enhanced with a full width

conservatory which creates an additional reception area to suit the needs of the new owner. In addition, the property features a superbly fitted kitchen and family bathroom, beautifully fitted master bedroom, driveway and garage providing ample

parking and a private, low maintenance garden to the rear. This is a "turn key" home in a highly regarded location so an early viewing is highly recommended.

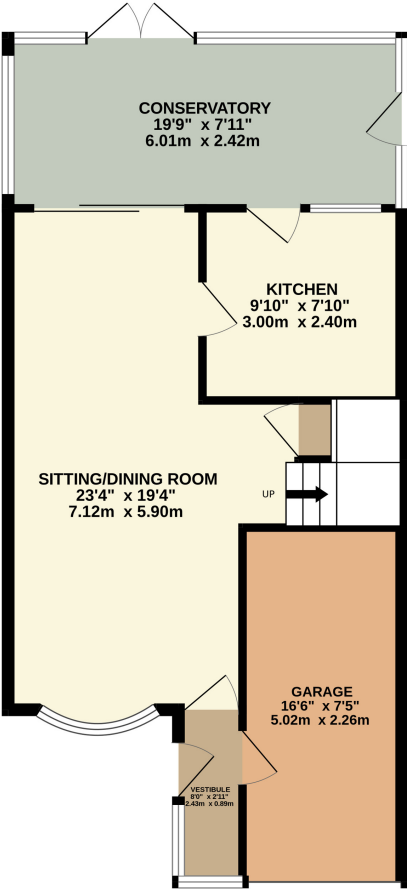


The Bean Leach Estate is particularly popular with young families and is renowned for its friendly community atmosphere among its residents. The property is within close proximity of excellent schools and local shopping facilities together with good public transport links. The accommodation on offer briefly comprises: Enclosed entrance porch, impressive through lounge and dining room which provides ample room for both seating and formal dining, full width conservatory which is the perfect space to relax and unwind and an attractively fitted kitchen. To the first floor, a landing leads to 3 excellent size bedrooms with the master bedroom offering a range of fitted wardrobes and shelving whilst a 3 piece family shower room completes the first floor accommodation.

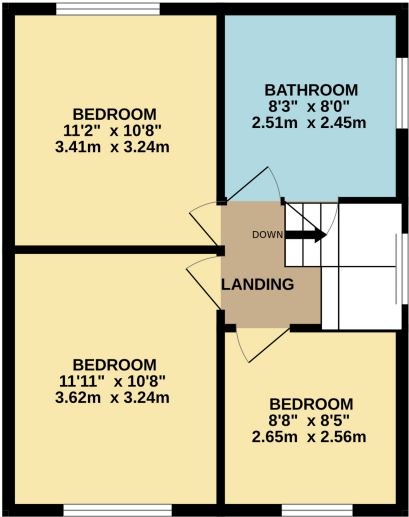
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



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



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) approx.

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Made with Metropix 5/2024

Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 949 Years
- Annual Ground Rent: £25

EPC Rating

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