



Mostyn Road | Hazel Grove | SK7 5HR

EDWARD
mellor



Features

- Stunning 3 Bedroom Detached Bungalow
- Highly Sought After Location
- 2 Reception Rooms
- Conservatory
- Beautifully Fitted Kitchen & Bathroom

A truly stunning, triple fronted 3 double bedroom detached bungalow which is situated in arguably one of Hazel Groves' most sought after locations on Mostyn Road. This incredibly deceptive and superbly presented property is perfect for those looking to downsize on one level whilst still wishing to retain a real sense of space

and versatility and offers 3 reception rooms including a superb all year round conservatory with tiled roof. In addition, there is a beautifully fitted breakfast kitchen with integrated appliances and utility area and an attractively fitted 3 piece shower room and useful separate WC. The bungalow stands on an enviable size

corner plot with manageable size gardens to 3 elevations whilst also featuring a double width brick bloc driveway to the front and a separate driveway to the rear which leads to a detached garage. Internal inspection is considered essential.



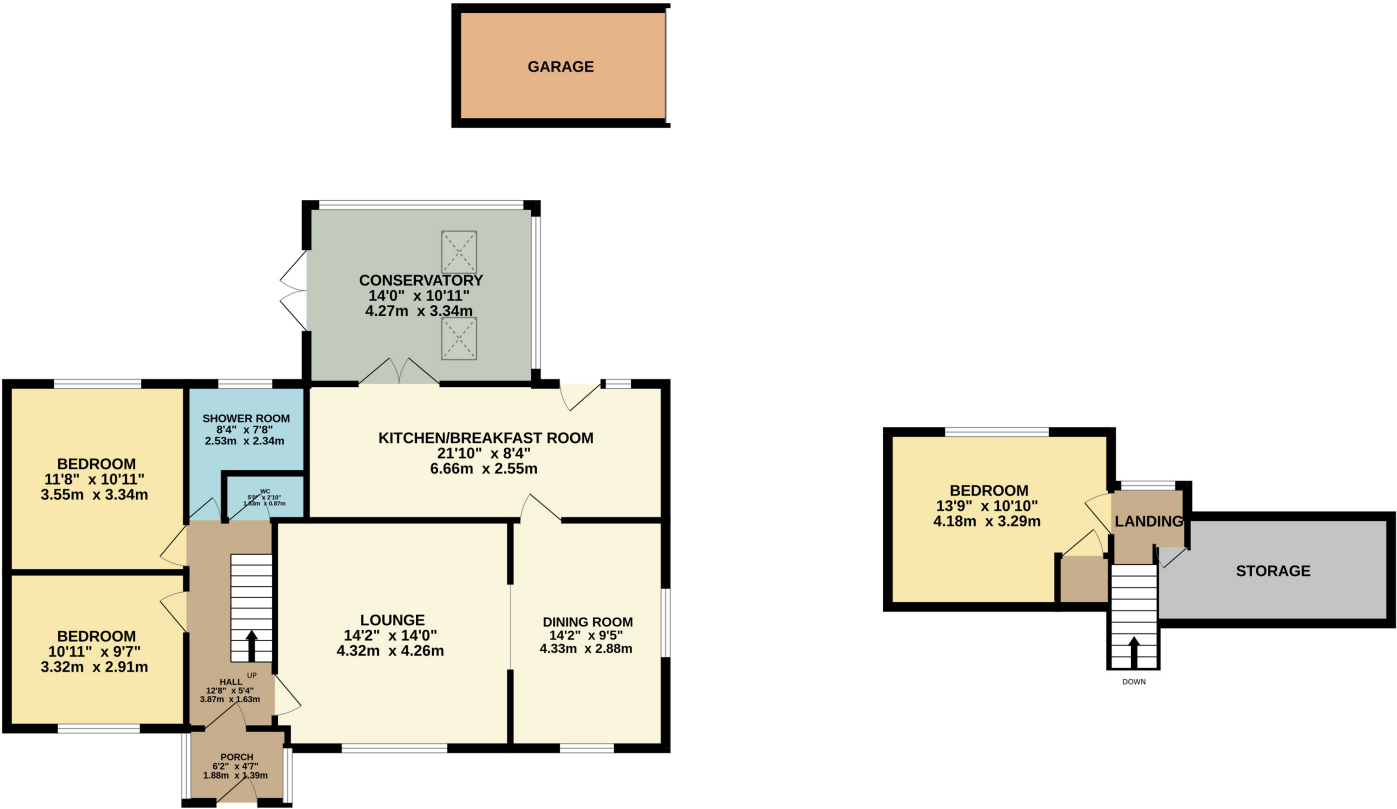
Mostyn Road is a highly regarded residential location off Bramhall Moor Lane and is within close proximity of local shopping facilities, Stepping Hill Hospital and good public transport. This well cared for bungalow is in turn key condition and presented to an exceptional standard throughout. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall, front living room providing ample room for seating, formal dining room with dual aspect windows, beautifully fitted breakfast kitchen, double doors leading to a fabulous size conservatory which overlooks the private gardens, 2 double size ground floor bedrooms (master fitted), superb 3 piece shower room and a useful separate WC. To the first floor is a fabulous loft bedroom with useful adjacent storage and providing flexible use to suit the needs of the new owner.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1139 sq.ft. (105.8 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.

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Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating

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