

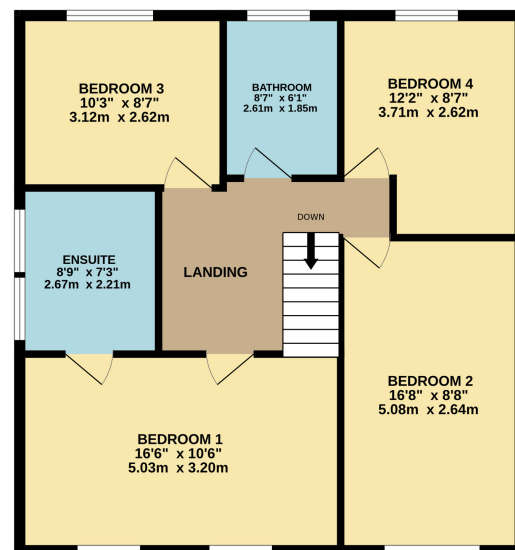
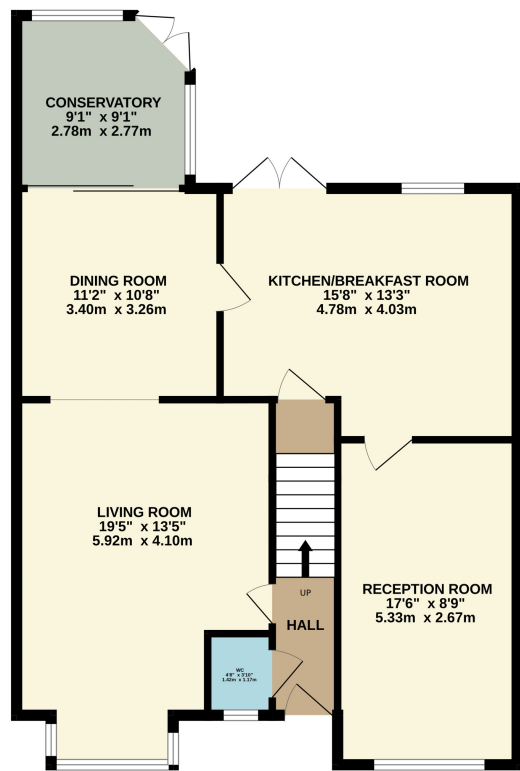


FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 1592 sq.ft. (147.9 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.

Made with Metropix ©2023

www.edwardmellor.co.uk

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 This property is offered subject to not being sold or withdrawn on receipt of reply.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.



Features

- Executive Style & Extended Family Home
- Suoerbly Presented Throughout
- 4 Reception Areas
- En Suite Master Bedroom
- 4 Double Bedrooms

Welcome To Wynchgate Road in Hazel Grove. This executive style and significantly extended detached family home is situated in a highly regarded residential location of exclusively detached homes and is perfect the needs of a growing family. The property was extended and adapted

circa 2007 and now provides grand scale accommodation over 2 impressive size floors and is simply ready to move into . There are 4 formal and versatile reception areas in addition to a fabulous size breakfast kitchen with Island unit so the property is very much conducive to family living.

In addition there are 4 genuine double bedrooms with the master bedroom featuring a stylish 4 piece Jacuzzi en suite bathroom whilst there are also landscaped gardens to the rear ideal for entertaining and a triple width driveway provides an abundance of parking. Viewing highly recommended.



Wynchgate Road is located just off Torkington Road and is within easy access of Torkington Primary School. Local shopping and transport links in Hazel Grove and nearby Torkington Park. This larger style family home is presented to an excellent standard throughout and is most worthy of an internal inspection. The accommodation on offer briefly comprises : Welcoming entrance hall with stairs to the first floor, downstairs wc, impressive 19'5 living room, formal dining area with sliding doors leading to the conservatory, additional 17'6 reception room and a fabulous breakfast kitchen. To the first floor a landing leads to 4 double bedrooms with a superb 4 piece bathroom to the main bedroom whilst an attractive 3 piece bathroom suite completes the first floor accommodation. Externally, there is ample off road parking to the front whilst to the rear are expansive gardens featuring a large composite decking area for Alfresco dining, low maintenance artificial lawned area and additional patio / seating area.

