



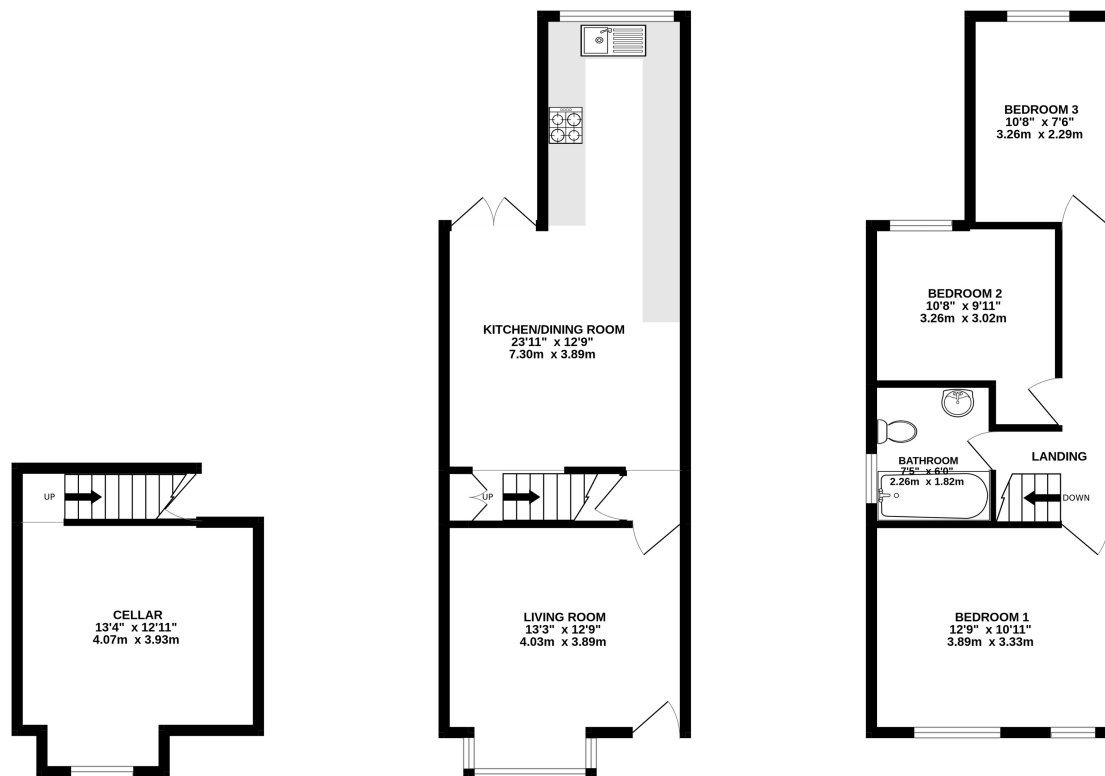
**FLOOR LAYOUT**

Not to Scale - For Identification Purposed Only

CELLAR  
182 sq.ft. (16.9 sq.m.) approx.

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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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## Features

- Beautifully Presented Throughout.
- Hi-Spec Integrated Kitchen.
- Three Well Proportioned Bedrooms.
- 2 Reception Rooms
- Brimming With Charm & Character

A wonderfully presented, bay fronted, three bedroom property offering a perfect blend of classic period features combined with modern style and wonderful presentation. Situated on a desirable road within the popular residential area of Edgeley the property is considered a perfect home for both first time buyers and

growing families. The property has been updated & decorated to a very high standard and should be viewed without delay. An internal inspection will reveal: A welcoming living room with feature fireplace, a sociable dining room with French patio doors and an open aspect to a recently upgraded, hi-spec integrated kitchen. On the first floor you will

find three well proportioned bedrooms and a charming three piece bathroom. Other features include full UPVC double glazing, gas central heating with combi boiler, a useful single chambered cellar and an enclosed lawned garden to the rear. Call to register your interest NOW!!



The accommodation on offer briefly comprises:: A welcoming living room with feature central fireplace, a sociable dining room with French patio doors and an open aspect to a recently upgraded, hi-spec integrated kitchen. On the first floor you will find three well proportioned bedrooms and a charming three piece bathroom. Other features include full UPVC double glazing, gas central heating with combi boiler, a useful single chambered cellar and an enclosed lawned garden to the rear. Call to register your interest NOW!! Directions from Edward Mellors in Edgeley: proceed along Edgeley Road turning right onto Northgate Road where the property can be located on the right hand side just before Chatham Street.

