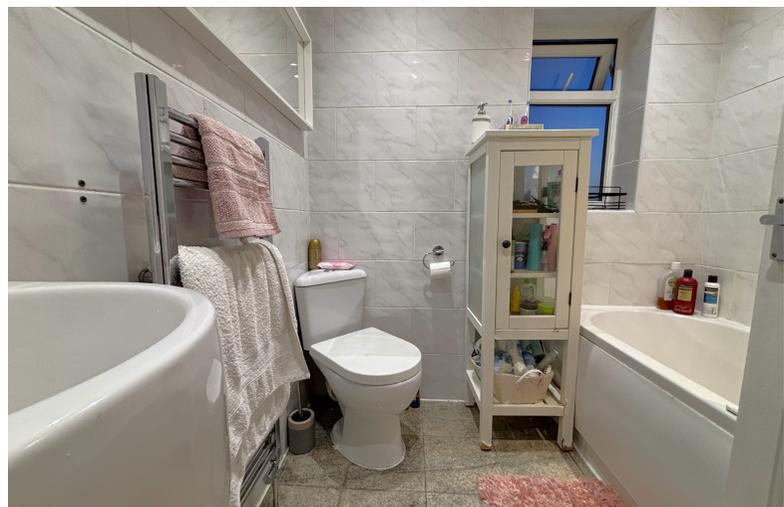




Clovelly Road | Offerton | SK2 5AZ

EDWARD
mellor



Features

- Ideal First Home
- 2 Bedroom Semi Detached
- Well Presented Throughout
- Off Road Parking
- Good Size Lawned Gardens

Attention All First Time Buyers - This well presented 2 bedroom semi detached is being offered For Sale with No Onward Chain and is situated in a highly sought after location between Woodlands Park and Woodbank Park. The property

enjoys a good size plot which features off road parking and an excellent size enclosed garden to the rear for all your outdoor entertaining requirements. In addition, the property benefits from UPVc double glazing, gas central

heating and 2 well proportioned bedrooms. We encourage prospective buyers to register their interest now as a high level of interest is anticipated.



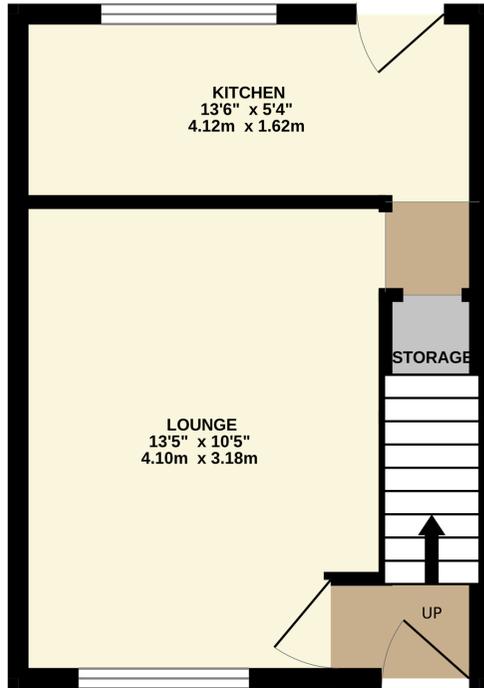
Clovelly Road is a popular and convenient residential location within walking distance of Woodlands Park, local shopping facilities and excellent schools.. The accommodation on offer briefly comprises : Entrance vestibule with stairs leading to the first floor, front living room providing ample room for seating and leading to a fitted kitchen. To the first floor, a landing leads to 2 good size bedrooms and a 3 piece family bathroom suite. The rear garden is an excellent size and provides scope to develop the house further without compromising the outdoor space.



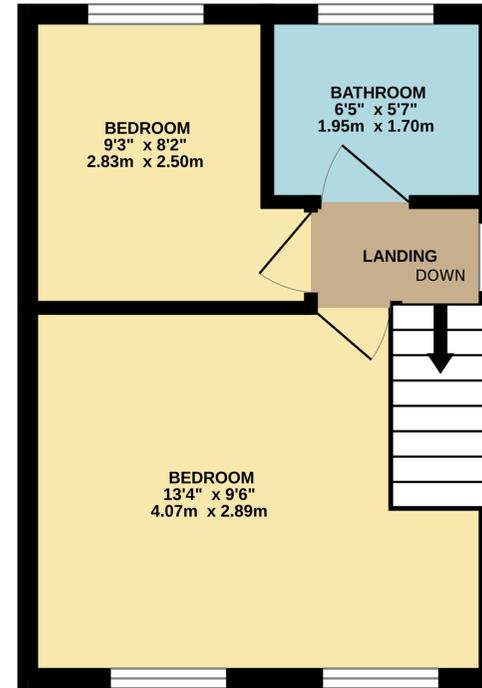
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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.

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Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating

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