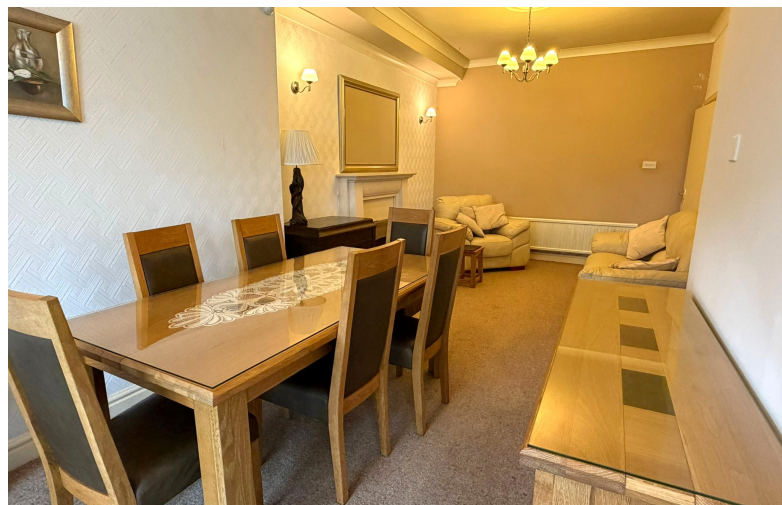




Dialstone Lane | Offerton | SK2 6AF

EDWARD
mellor



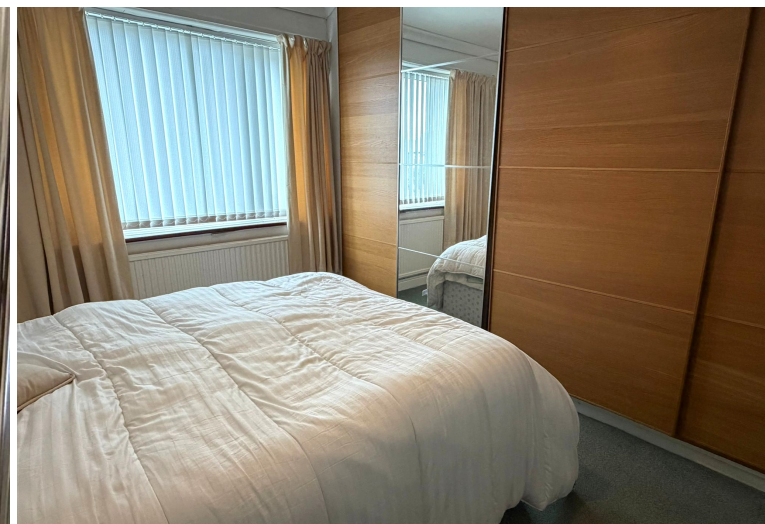
Features

- Extended 3 Bedroom Semi Detached
- 3 Reception Areas
- Attractively Fitted Kitchen & Bathroom
- No Onward Chain
- Detached Garage

Welcome to Dialstone Lane and this exciting opportunity to acquire a considerably extended 3 bedroom semi detached which is being offered For Sale with No Onward Chain. A truly impressive size home which has benefitted from a ground floor extension to provide expansive and

larger than average living accommodation which is perfectly suited to a young family who are looking for a long term family home. The property features up to 3 reception areas which includes a lovely size front living room, separate sitting room which is then open plan into a formal

dining area. In addition, there are 3 bedrooms (2 with built in wardrobes), an attractively fitted kitchen and family bathroom and a useful boarded loft space which would be useful as a hobby room or for invaluable extra storage. Viewing recommended.



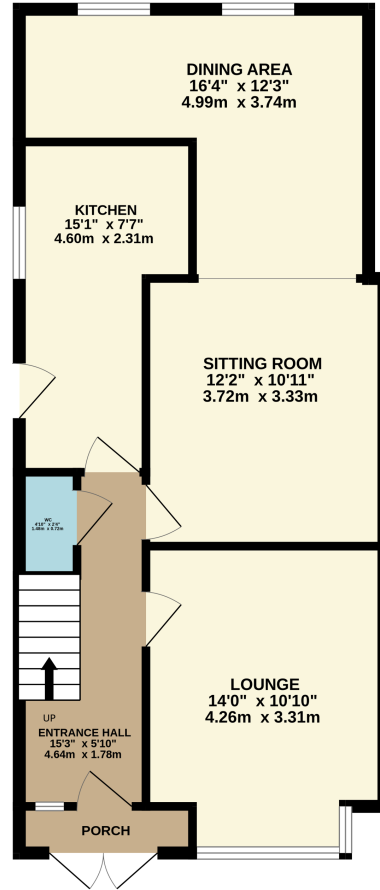
Dialstone Lane is situated in the heart of Offerton and is within close proximity of excellent schools, local shopping facilities, Stepping Hill Hospital and good public transport links. The property stands on a good size plot and is set back from road with a lawned garden frontage, hardstanding driveway and good size lawned gardens to the rear which also houses a detached garage. The accommodation on offer briefly comprises: Enclosed entrance porch, welcoming entrance hall with stairs to the first floor, useful downstairs WC, front living room with square bay window, rear sitting room with feature central fireplace, open plan dining area with 2 windows overlooking the rear garden and an attractively fitted kitchen. To the first floor, a landing with access to the boarded loft space also leads to 3 bedrooms and an attractively fitted 3 piece family bathroom suite.



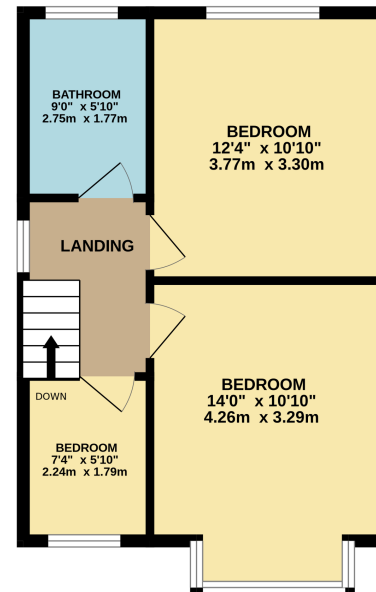
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 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: C
- Tenure:Freehold

EPC Rating

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T: 0161 456 6000
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