



Lisburne Close | Offerton | SK2 5RW

EDWARD  
mellor



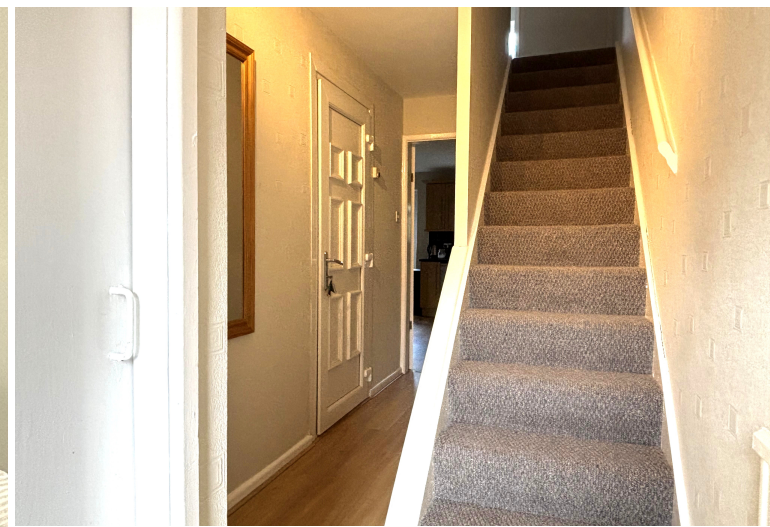
## Features

- 3 Storey Modern Mews
- Desirable Cul De Sac Location
- Superbly Fitted Kitchen & Bathroom
- Driveway & Integral Garage
- 3 Good Size Bedrooms

A much loved and well cared for 3 bedroom family home which offers versatile accommodation over 3 floors and offers outstanding value for money. This well presented and deceptively spacious mews style property enjoys a highly sought after

cul de sac location and is within walking distance of local shops and excellent schools and will therefore appeal to both First Time Buyers and young families. The property features an attractively fitted breakfast kitchen, superbly fitted 3 piece bathroom suite.,

3 well proportioned bedrooms ( 2 with built in wardrobes ) whilst a driveway and integral garage provides ample parking. In addition, the property benefits from double glazing, gas central heating and a neatly enclosed lawned garden to the rear.



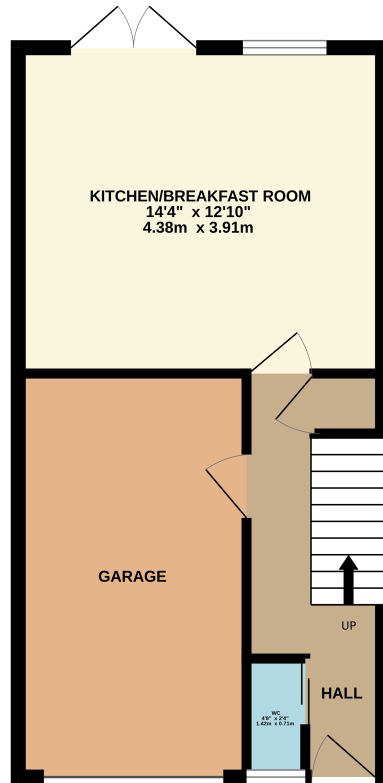
As previously mentioned, the property spans over 3 impressive floors to provide versatile and adaptable accommodation to suit the needs of the new owner. There is also scope to add to the current living space by converting the garage (subject to planning ). The accommodation on offer briefly comprises : Welcoming entrance hall with stairs to the first floor and internal access to the garage, useful downstairs WC and an expansive open plan breakfast kitchen with French doors leading to the rear garden. To the first floor, a landing with stairs leads to the second floor and also provides access to a fabulous size lounge providing ample room for seating, master bedroom with fitted wardrobes and a superbly fitted bathroom suite. To the second floor there are useful storage cupboards on the landing and 2 additional and well proportioned bedrooms.



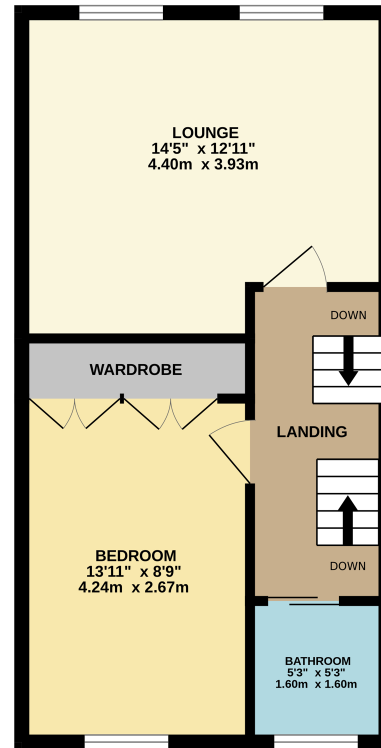
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

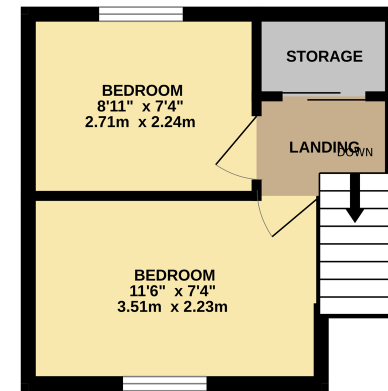
GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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

## EPC Rating

- Council Tax Band: B

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