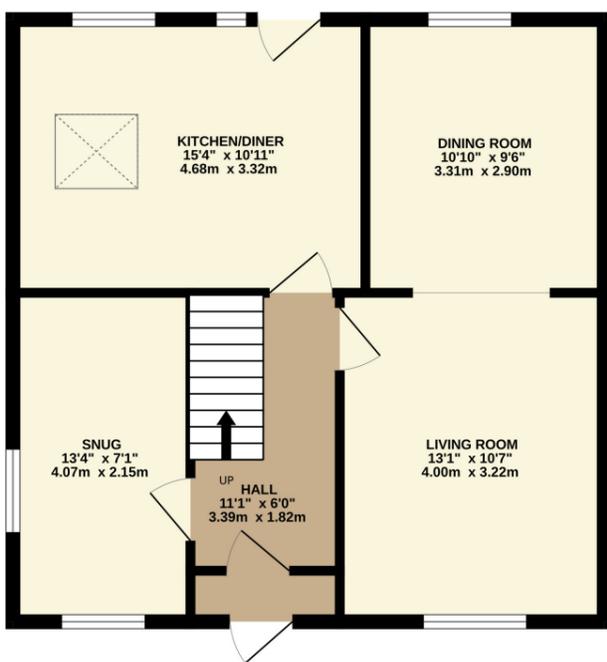




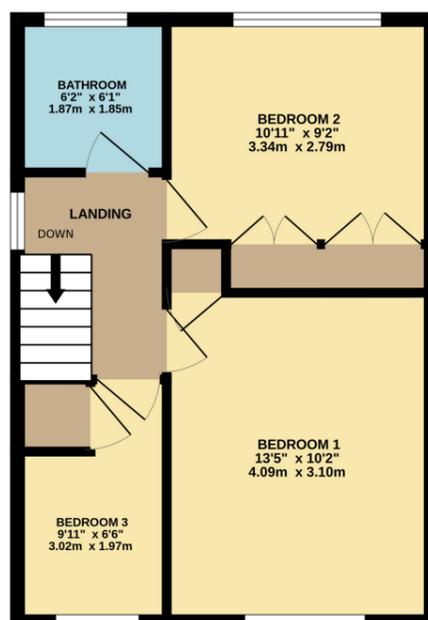
FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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

- Extended 3 Bedroom Semi Detached
- Well Presented Throughtout
- 3 Reception Areas
- Superbly Fitted Dining Kitchen
- Desirable Cul De Sac Location

Welcome to Hendham Close on the highly sought after New House Farm Development on the borders of Hazel Grove and Bramhall. This superbly presented and considerably extended 3 bedroom semi detached enjoys a much favoured cul de sac location on the development and is perfect for the needs of a young family. The versatile

accommodation offers 3 formal reception areas including a cozy snug / sitting room with log burning fire which provides the perfect retreat in which to relax and unwind whilst also featuring a stylish and extended dining kitchen for social gatherings and entertaining. The property enjoys a good size plot which offers a decorative double width

driveway to provide ample parking whilst to the rear there are well tended and good size gardens including Alfresco patio area, raised decking and a lawned garden with flower beds and enclosed by fence boundaries. Viewing highly recommended.



The New House Farm Estate is particularly popular with young families given its close proximity to excellent schools, local shopping facilities on the estate and good public transport links. The development is ideal for dog walking and has child recreational facilities as well as a picturesque fishing lake. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs to the first floor, front living room with feature central fireplace, dining area, snug / sitting room and a beautifully fitted dining kitchen. To the first floor a landing leads to 3 bedrooms (all with built in cupboards / wardrobes) and an attractively fitted 3 piece bathroom suite.

