



Bowerfield Crescent | Hazel Grove | SK7 6JB

EDWARD
mellor



Features

- Extended 3 Bedroom Semi Detached
- Highly Sought After Location
- Large Conservatory
- Expansive Lawned Gardens
- Beautifully Fitted Family Bathroom

A superbly presented and thoughtfully extended 3 bedroom semi detached which is situated in a highly sought after location close to Norbury Hall School and is therefore a perfect acquisition for a young family. The property features versatile, spacious and open plan living accommodation to

the ground floor whilst also standing on a fabulous size plot of approximately 0.11 acres that offers expansive and private lawned gardens to cater for all of your outdoor requirements. In addition, there is a large wrap round conservatory which takes in panoramic views of the rear garden and provides

an extra reception area for entertaining and relaxation with the family. There are also 3 good size bedrooms and a beautifully fitted 4 piece family bathroom suite. The perfect family home in one of Hazel Groves finest locations. Viewing highly recommended.



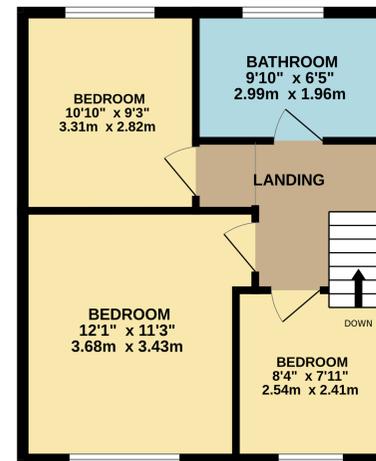
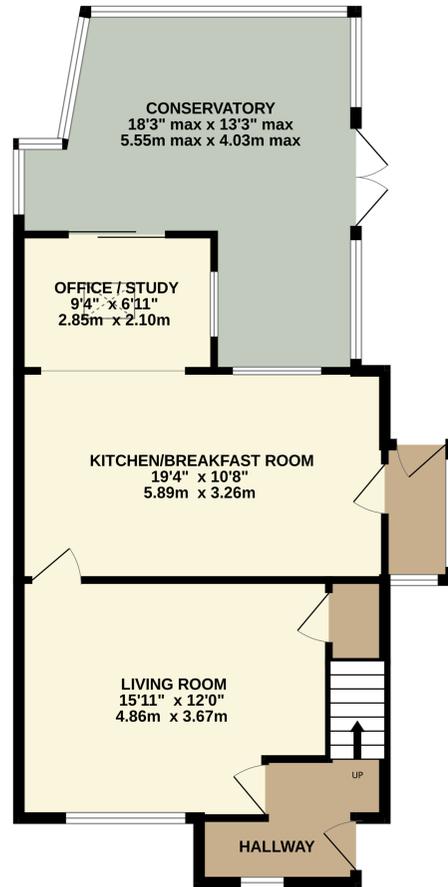
Bowerfield Crescent is situated off Cavendish Road in the heart of Hazel Grove and is within close proximity of local shopping facilities, excellent schools and good public transport links. The accommodation on offer briefly comprises : Entrance vestibule / hall with stairs leading to the first floor, front living room, open plan dining kitchen, adjacent study / seating area with sliding doors leading to a large wrap round conservatory with French doors leading to the rear garden. To the first floor, a landing leads to 3 good size bedrooms and a beautifully appointed 4 piece family bathroom suite. Externally, the property has a driveway and detached garage for ample parking whilst to the rear a decking area leads to fabulous size lawned gardens which are ideal for outdoor entertaining and recreational use.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.

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



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.

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Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 929 Years

EPC Rating

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