



Dial Park Road | Great Moor | SK2 7LT

EDWARD  
mellor



## Features

- Bay Fronted 3 Bed Semi Detached
- 2 Reception Rooms
- Fabulous Rear garden With Private Aspect
- Attractively Fitted Kitchen & Shower Room
- Driveway & Garage

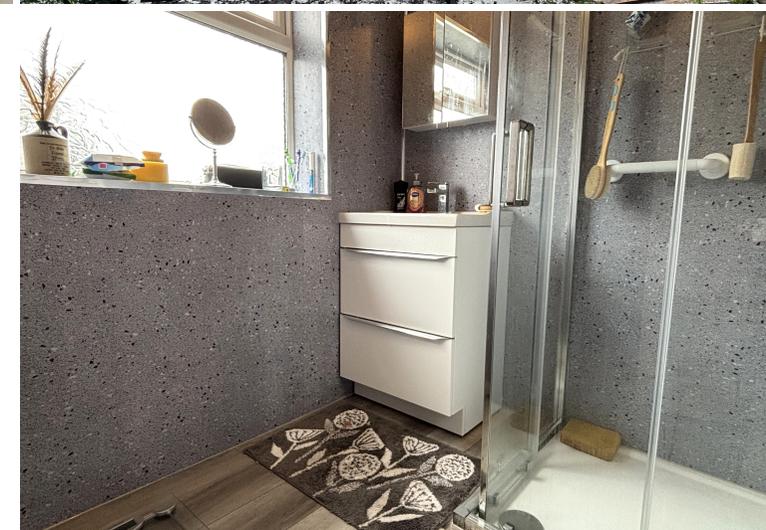
A traditional style, bay fronted, 3 bedroom semi detached situated in a popular and convenient residential location close to excellent schools, local shopping facilities and Stepping Hill Hospital. The property is ideally suited to a young family and features a driveway and garage for ample parking

and a lovely size garden to the rear which enjoys a fabulous open aspect over the adjacent allotment to provide a high degree of privacy. In addition, there are 2 formal reception rooms which provide versatile and flexible living space, an attractively fitted kitchen and shower room, useful

downstairs Wc and utility room. The property also benefits from UPVC double glazing, gas central heating and offers an opportunity for the new prospective owner to add their own cosmetic touches to create a long term family home.



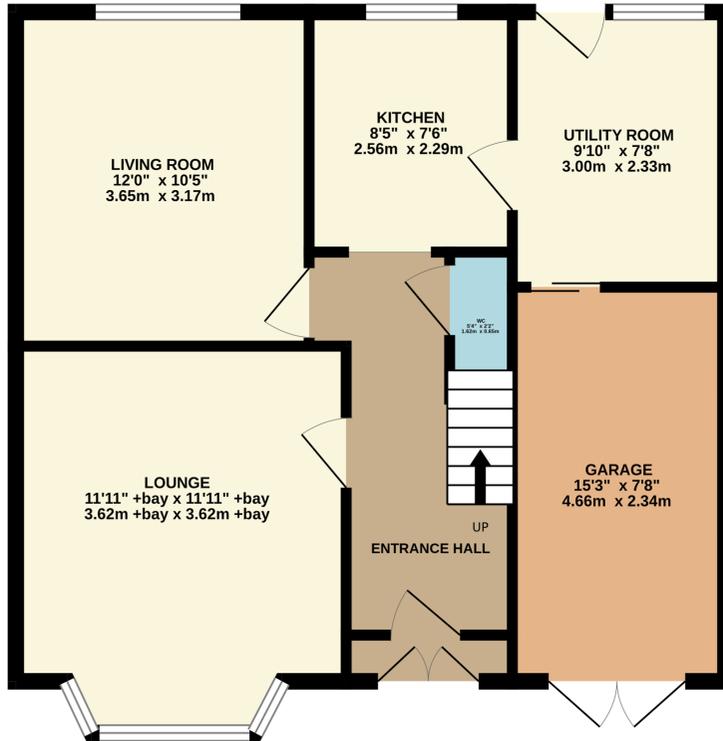
Dial Park Road is located just off Dialstone Lane and the property stands on a lovely size FREEHOLD plot of approximately 0.05 acres. The stunning gardens to the rear with the private aspect also present an opportunity to develop the property further (subject to planning) without comprising fabulous space for entertaining. The accommodation on offer briefly comprises : Enclosed entrance porch with double doors, welcoming entrance hall with stairs to the first floor, useful downstairs WC, front lounge room, rear dining room / sitting room, fitted kitchen and adjacent utility room providing access to the gardens and garage. To the first floor, a landing leads to 3 good size bedrooms, a 2 piece shower room and separate low level wc.



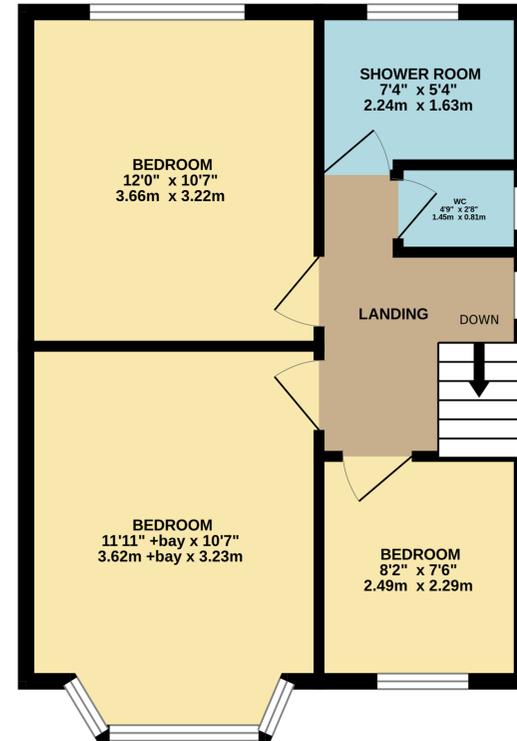
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

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



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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