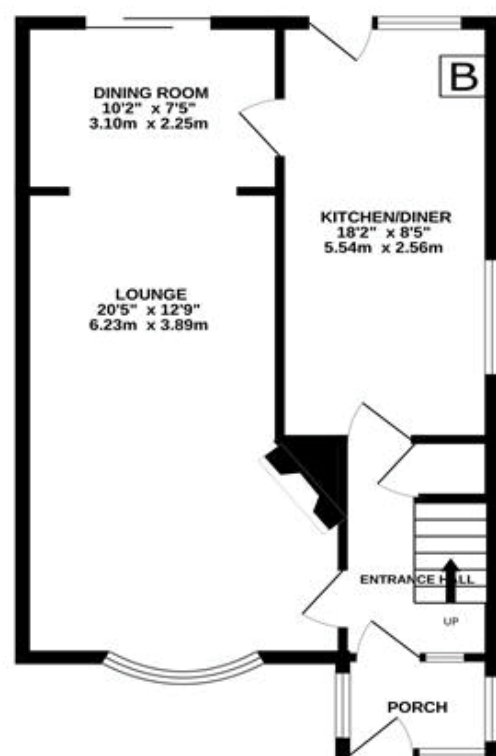
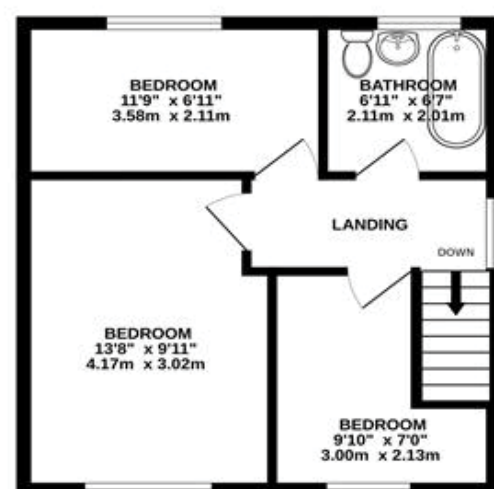


42 YEW TREE DRIVE
Bredbury
£277,500

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 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 misstatement. 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.



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



An EXTENDED three-bedroom semi-detached property offering well presented, versatile accommodation with off-road parking, private garden and garage.

GASCOIGNE HALMAN

- THREE BEDROOM SEMI DETACHED HOME
- GARAGE AND OFF ROAD PARKING
- GROUND FLOOR EXTENSION
- CUL-DE-SAC POSITION
- CONVENIENT FOR SHOPS, SCHOOLS AND AMENITIES
- NO ONWARD CHAIN

£277,500

42 YEW TREE DRIVE

Bredbury



DESCRIPTION

This extended family home enjoys an attractive cul-de-sac setting within a sought-after residential development close to local shops and schools and is also well placed to access Stockport centre or the M60 Motorway. With the benefit of gas fired central heating and double glazing, the accommodation includes an entrance porch, entrance hall, 20ft Lounge plus dining area, fitted dining kitchen, first floor landing, three bedrooms and a luxury bathroom. Outside a long driveway leads to a detached garage and a private rear garden includes a covered decked sitting area in addition to the lawned garden. No onward chain.

LOCATION

Bredbury caters for most day to day requirements whilst nearby Stockport offers all the facilities of a large town including of shops, restaurants, educational and recreational facilities. For the commuter Bredbury station offers services to Manchester city centre and Stockport stations offers services to the wider national rail network. The access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

POSTCODE: SK6 2HJ

TENURE

Freehold. To be confirmed by Solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC. Council Tax Band : C

VIEWING

Strictly by appointment through the agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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