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## Rodney Drive, Bredbury, Stockport, SK6 1RU

Situated within close proximity of all local amenities this well presented, two double bedroom semi detached property is ideally suited to a wide range of prospective purchasers and is offered for sale with No Forward Vendor Chain. The property occupies a good sized garden plot and benefits from an open aspect to the rear and we would encourage interested parties to view the property at their earliest convenience.

The property is situated in a popular and highly regarded residential location within easy access of Woodley Precinct which provides a range of shopping and recreational amenities. The property also enjoys good access to commuter links, several junior and high schools are also within easy reach.

**Offers Over £250,000**

# Rodney Drive, Bredbury, Stockport, SK6 1RU

- Well Presented Semi Detached Dwelling
- All Local Amenities within Walking Distance
- Open Aspect to Rear
- Popular and Well Regarded Residential Location
- 2 Double Bedrooms
- Excellent Commuter Links
- Modern Kitchen with Integrated Appliances
- Good Sized Garden Plot with Long Driveway
- No Onward Chain
- Stylish White Bathroom Suite

## Contd.....

The Accommodation briefly comprises: 17'4 x 12'11 (5.28m x 3.94m)

Entrance Porch, Lounge, Dining Kitchen with integrated appliances

To the first floor there are two double Bedrooms, Bathroom/WC with modern white suite

Externally the property occupies a good sized garden plot with lawned gardens to both front and rear. There is a long driveway to the property which provides off road vehicular parking for several vehicles.

## The Accommodation in Detail:

### Entrance Porch

4'8 x 3'11 (1.42m x 1.19m)

uPVC double glazed window, built-in cupboard, composite style front door with uPVC double glazed side light

### Lounge

17'4 x 12'11 (5.28m x 3.94m)

Stone fireplace, uPVC double glazed window, two central heating radiators

### Dining Kitchen

12'10 x 9'2 (3.91m x 2.79m)

Single drainer stainless steel sink unit, range of modern wall and floor mounted units, built-in stainless steel oven, four ring ceramic hob with stainless steel chimney hood over, part tiled, uPVC double glazed rear door and window, central heating radiator. plumbed for automatic washing machine

## First Floor:

### Landing

Loft access

### Bedroom (1)

9'1 increasing to 11'5 x 13'0 reducing to 4'8 (2.77m increasing to 3.48m x 3.96m reducing to 1.42)

uPVC double glazed window, central heating radiator

### Bedroom (2)

12'11 x 9'3 (3.94m x 2.82m)

uPVC double glazed window, central heating radiator

### Bathroom/WC

8'1 x 4'9 (2.46m x 1.45m)

Modern white suite having panel bath with mixer shower tap attachment, wash hand basin with vanity storage unit below, low level WC, bulkhead storage cupboard, uPVC double glazed window, PVC panel walls, central heating radiator

## Externally:

The front garden is laid to lawn with border plants and shrubs.

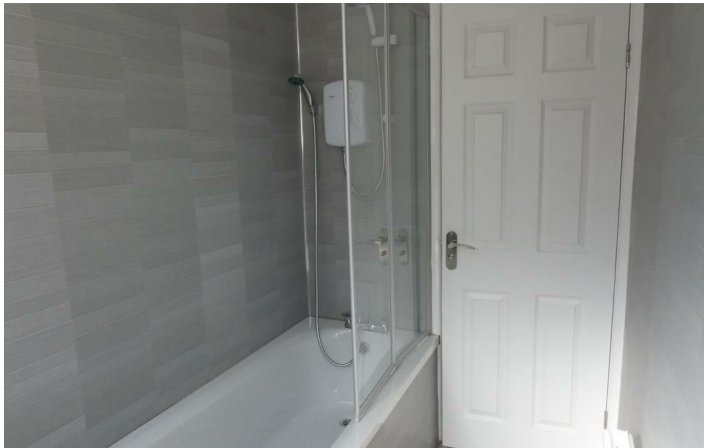
There is a good sized driveway which provides off road parking for several vehicles.

The fully enclosed rear garden has a flagged patio with further lawned gardens and border plants and shrubs and enjoys an open aspect.

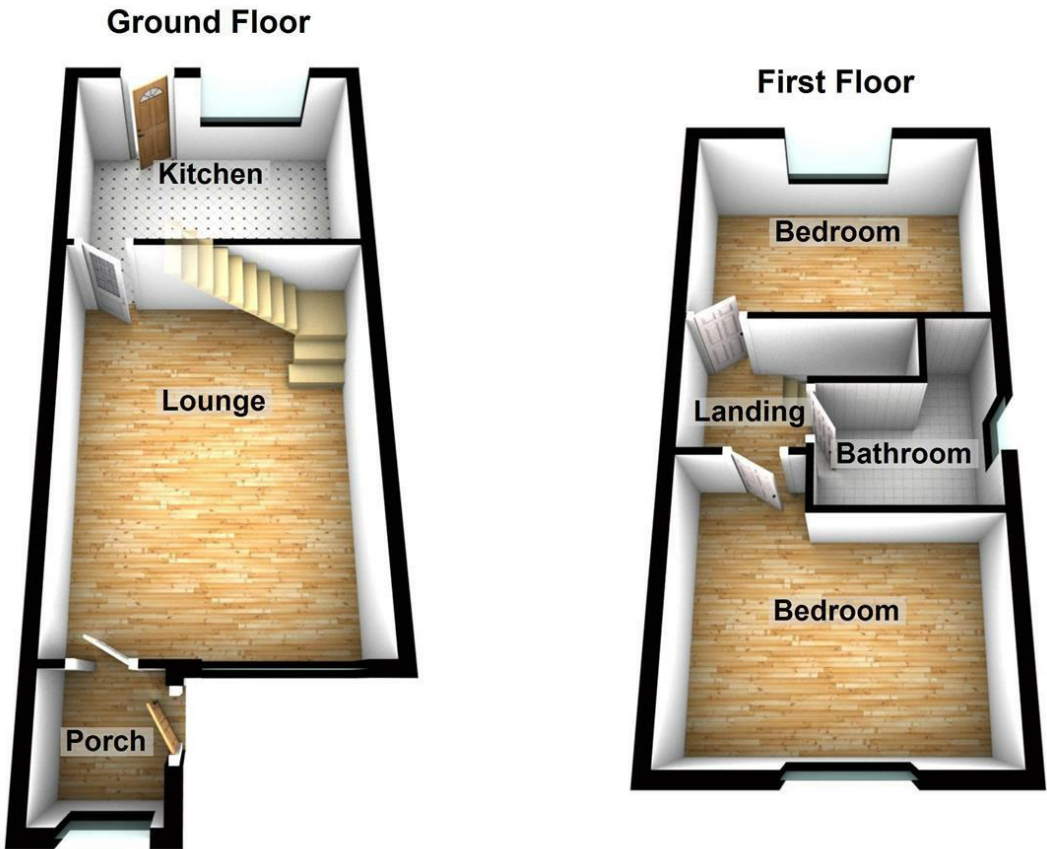


## Directions





Floor Plan



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