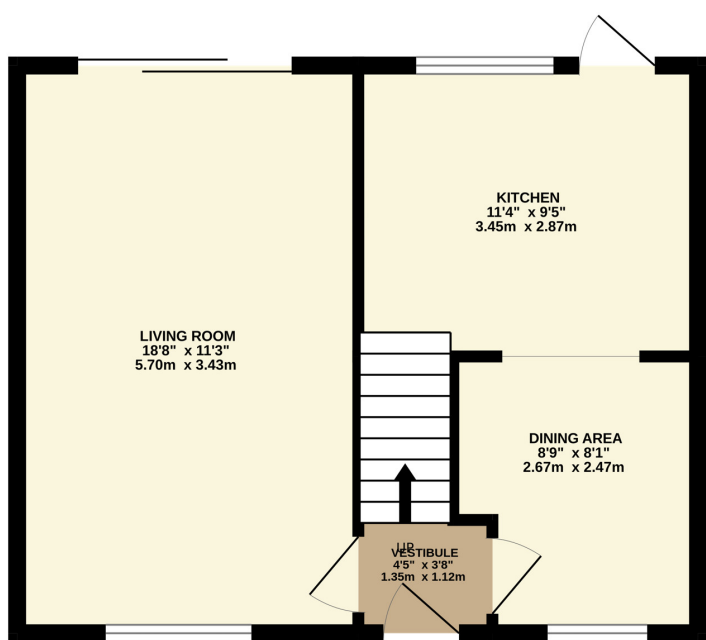




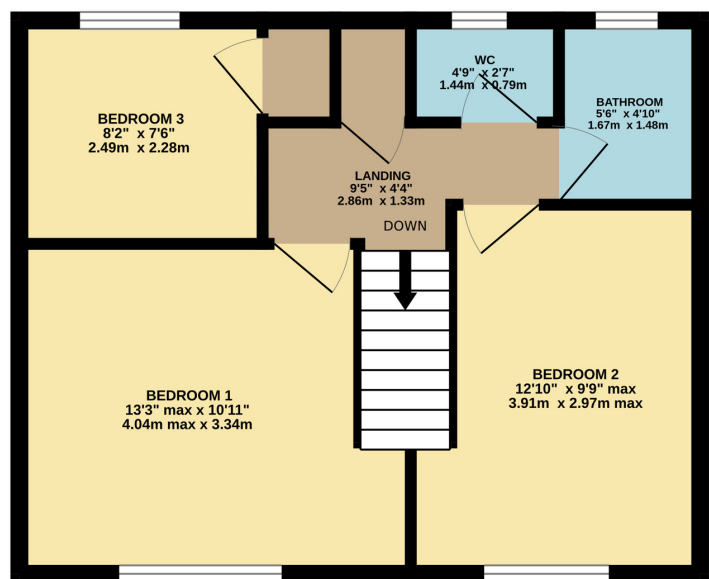
FLOOR LAYOUT

Not to Scale - For Identification Purposed Only

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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

- Deceptive 3 Bed Mid Terraced
- 2 Reception Areas
- Desirable Cul De Sac Location
- Attractively Fitted Kitchen & Bathroom
- Well Presented Accommodation

Welcome to Yardsley Close in the highly desirable suburb of Bramhall. This well cared for and deceptively spacious 3 bedroom mid terraced enjoys a delightful cul de sac location and will be an ideal acquisition for either a First Time Buyer looking to get

on the property ladder or a young family. The property offers amazing value for money and features 3 well proportioned bedrooms, 2 reception areas, an attractively fitted kitchen and bathroom and benefits from double glazing and gas central heating. In

addition, the property benefits from an enclosed garden frontage and a great size lawned garden to the rear to cater for your outdoor requirements whilst the adjacent fields and recreational area are ideal for young children. Viewing recommended.



Yardsley Close is a popular residential area and enjoys a much favoured cul de sac location whilst being within close proximity of local shops, excellent schools and good public transport links. The accommodation on offer briefly comprises : Entrance vestibule with stairs to the first floor, fabulous size living room with dual aspect and sliding patio doors leading to the rear garden, formal dining area and attractively fitted kitchen. To the first floor, a landing leads to 3 great size bedrooms, attractive 2 piece family bathroom suite and a separate WC. Externally, the property has a brick bloc patio frontage which is not directly overlooked to the front whilst to the rear a patio area leads to a good size garden which is mainly laid to lawn and is enclosed by fence and hedge boundaries.

