



Victoria Avenue, Bredbury. SK6 1SD

This two bedroom semi detached bungalow is situated on a highly popular cul-de-sac development close to local amenities including Bredbury Railway Station and local shops. Well presented, and offered with no onward chain the accommodation briefly comprises: Entrance hall, lounge, fitted kitchen, conservatory overlooking the rear garden, two good sized bedrooms and modern bathroom. To the outside of the property gardens extend to both the front and rear and a driveway provides off road parking for several vehicles. Gas central heating is installed (boiler fitted in 2022) along with majority uPVC double glazing. An early viewing of this property is strongly recommended. Tenure Freehold Council Tax Band D. EPC rating: D

Asking Price of £210,000



LIVING ROOM

15' 9" x 10' 5" (4.80m x 3.17m)



BEDROOM TWO

13' 7" x 7' 5" (4.14m x 2.26m)



OUTSIDE



KITCHEN

10' 4" x 7' 1" (3.15m x 2.16m)



BATHROOM

6' 4" x 4' 11" (1.93m x 1.50m)



BEDROOM ONE

10' 3" x 10' 3" (3.12m x 3.12m)



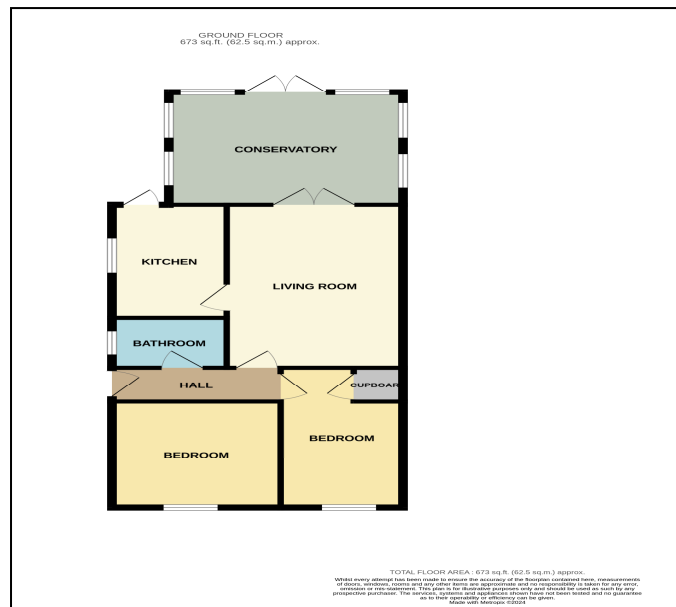
VIEWING ARRANGEMENTS

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

EPC Rating - TBC
TENURE - Leasehold
Council Tax Band - C

CONSERVATORY

14' 9" x 10' 11" (4.49m x 3.32m)



Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

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Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com