



Edward Avenue, Bredbury. SK6 2PQ

Well presented extended semi detached with 4 double bedrooms and a fabulous open plan living, kitchen/ dining space. The present owner has re-modelled and improved the accommodation to provide a spacious family home. Featuring: entrance hall, lounge with feature ornamental fireplace, large open plan fitted kitchen diner, with patio doors, further utility room and WC, and additional snug /home office. To the first floor is a family bathroom and 3 double bedrooms plus a master suite with shower room. The generous sized corner plot is mostly laid to lawn with a large raised deck area with outbuilding ideal for conversion and there is a driveway to the front providing parking. The property has gas central heating , uPVC double glazing. This is sure to be an extremely popular choice so early viewings are advised. EPC rating TBC. Council Tax band B. Tenure: Leasehold.

Offers In Excess of £350,000



LIVING ROOM

21' 7" x 9' 11" (6.57m x 3.02m)



FITTED KITCHEN / DINING / LIVING

21' 10" x 19' 6" (6.65m x 5.94m)



SNUG

11' 4" x 7' 3" (3.45m x 2.21m)

MASTER BEDROOM

19' 10" x 16' 2" (6.04m x 4.92m)



ENSUITE SHOWER ROOM

8' 8" x 5' 6" (2.64m x 1.68m)

BEDROOM TWO

14' 7" x 10' 8" (4.44m x 3.25m)



BEDROOM THREE

17' 3" x 13' 2" (5.25m x 4.01m)

BEDROOM FOUR

10' 10" x 9' 3" (3.30m x 2.82m)

BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m)



OUTSIDE



VIEWING ARRANGEMENTS

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



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