



## George Lane, Bredbury, SK6 1DH

Simply Stunning! This immaculately presented 4 bedroom detached home is located on a highly regarded road close to local primary and secondary schools. The 'ready to move into' accommodation features: Entrance hall, cloakroom, 17ft 10in lounge, dining room, conservatory, modern fitted kitchen with oven, extractor, dishwasher, fridge & freezer, additional modern ground floor shower room, 4 double bedrooms and modern family bathroom. Gas central heating is installed (new boiler 2020) along with uPVC double glazing and uPVC soffits and fascias etc. A block paved driveway leads to the integral garage and to the rear is an enclosed landscaped rear garden and patio. This is a lovely family home that must be viewed to be appreciated. Energy Rating: TBC. Council Tax Band: D. Tenure: Freehold

Price Guide: £435,000





## VIEWING ARRANGEMENTS

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

## ENTRANCE HALL

18' 4" x 4' 3" widest point (5.58m x 1.29m)



## CLOAKROOM

6' 10" x 3' 0" (2.08m x 0.91m)

## LOUNGE

17' 10" x 12' 0" (5.43m x 3.65m)

## DINING ROOM

12' 0" x 10' 0" (3.65m x 3.05m)



## CONSERVATORY

12' 5" x 7' 0" (3.78m x 2.13m)



## FITTED KITCHEN

11' 9" x 9' 10" (3.58m x 2.99m)

## GROUND FLOOR SHOWER ROOM

8' 0" x 5' 2" (2.44m x 1.57m)



## LANDING

15' 3" x 5' 10" (4.64m x 1.78m)

## BEDROOM ONE

15' 3" x 10' 1" (4.64m x 3.07m)



## BEDROOM TWO

10' 0" x 9' 8" (3.05m x 2.94m)



## BEDROOM THREE

11' 10" into recess x 10' 0" (3.60m x 3.05m)



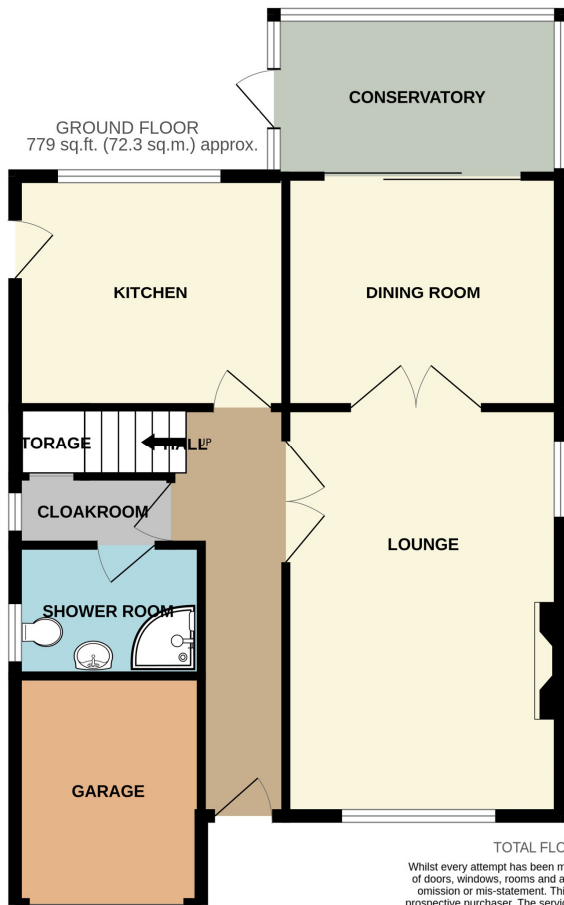


**BEDROOM FOUR**  
10' 0" x 8' 4" (3.05m x 2.54m)

**MODERN FAMILY BATHROOM**  
8' 7" x 5' 9" (2.61m x 1.75m)



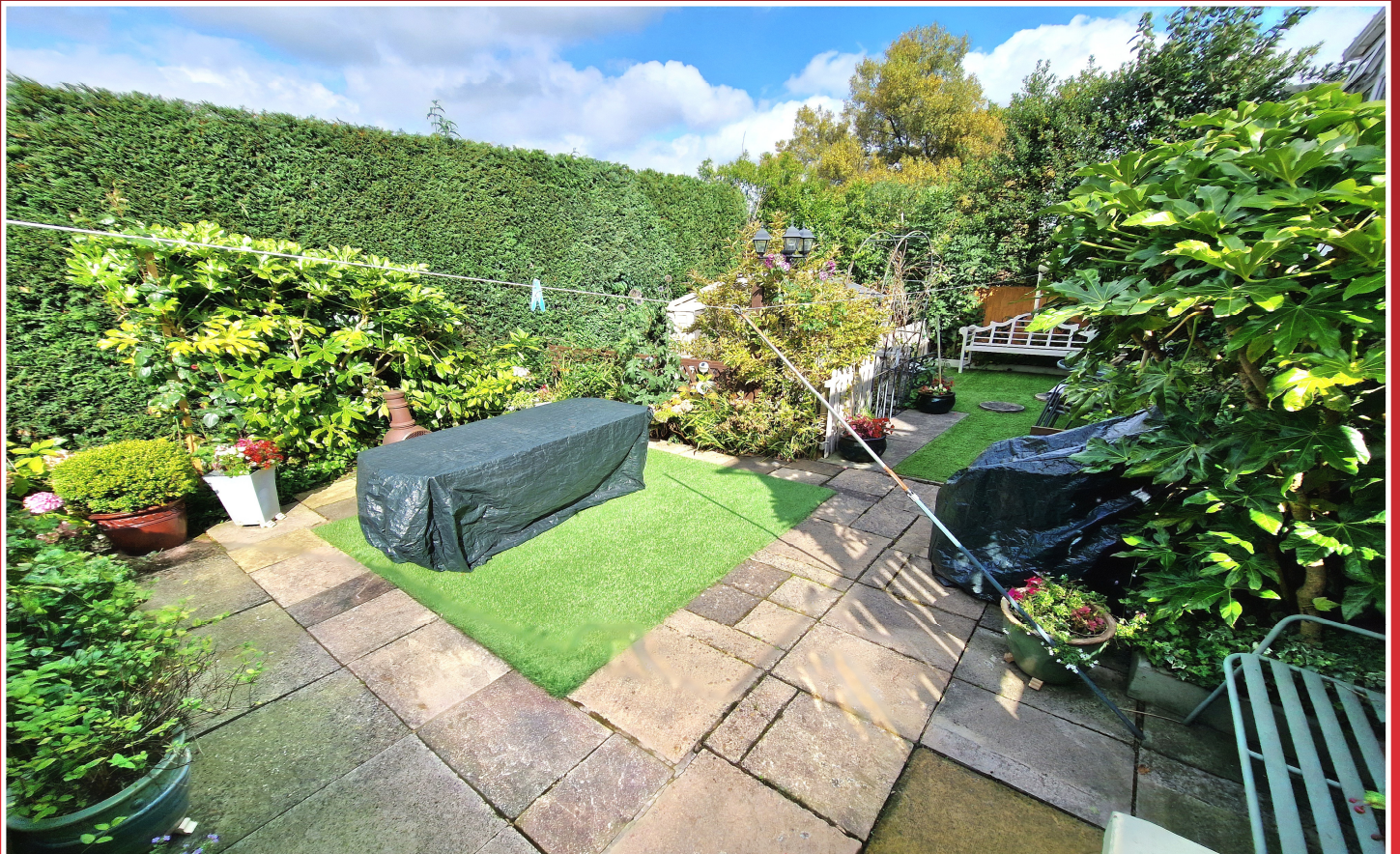
**OUTSIDE**



TOTAL FLOOR AREA: 1399 sq.ft. (130.0 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 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





Thomas Lardner Estate Agents, which is a trading name of Romiley 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.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents  
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA  
0161 494 5136  
enquiries@thomaslardner.com  
[www.thomaslardner.com](http://www.thomaslardner.com)