



124a, 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: £400,000



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)



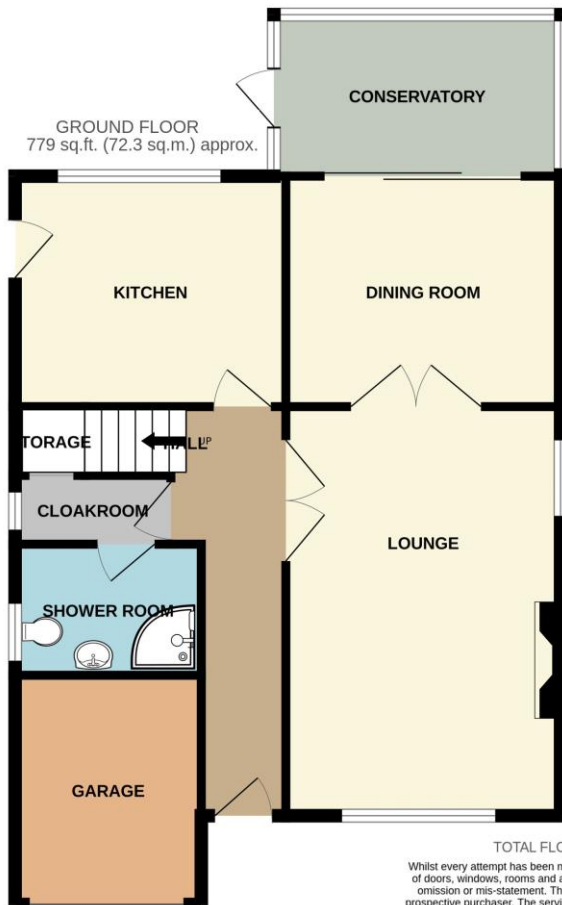
BEDROOM FOUR
10' 0" x 8' 4" (3.05m x 2.54m)



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

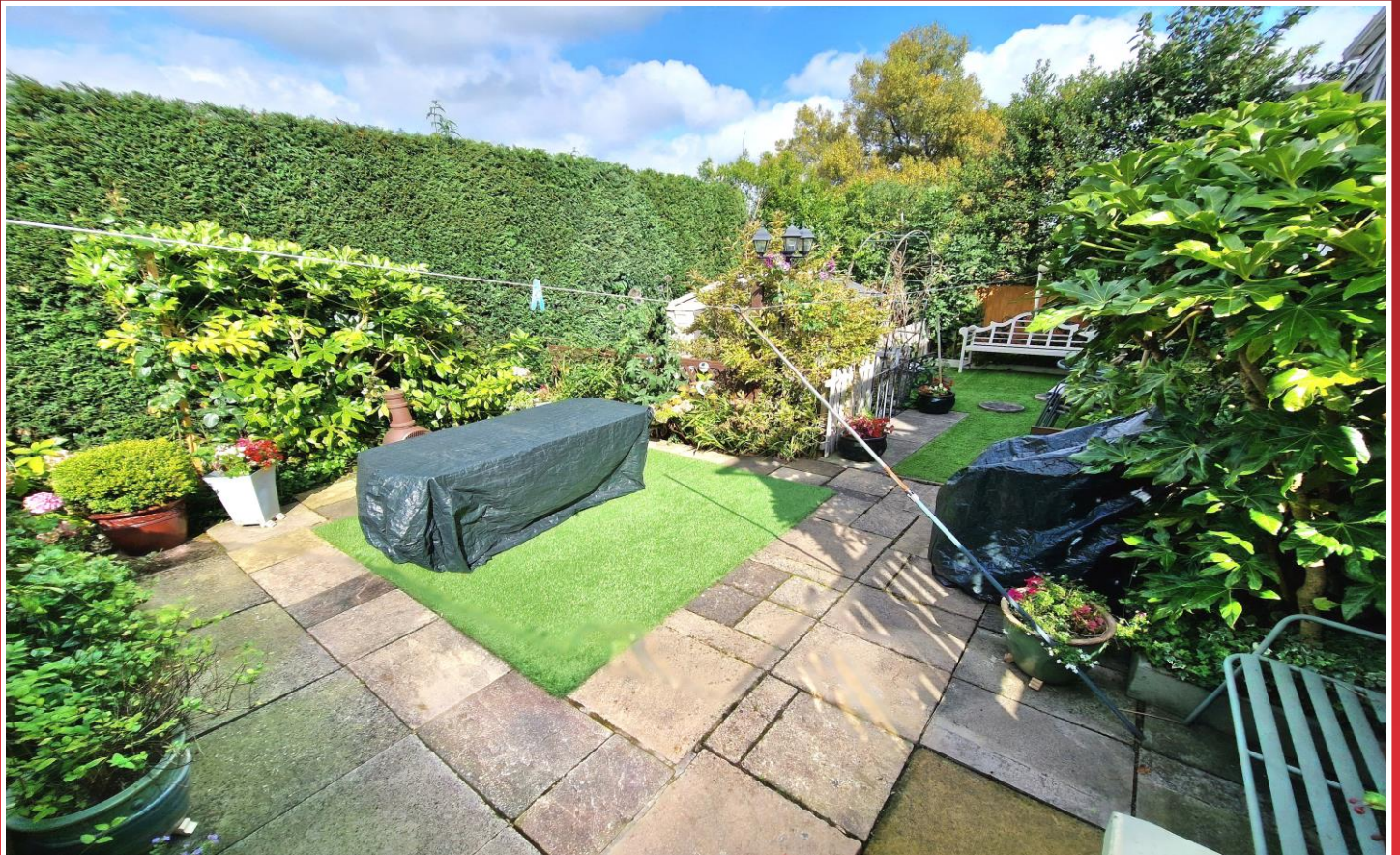


OUTSIDE



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



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