



Some aspects on this photo have been digitally enhanced



## The Broadway, Bredbury, SK6 2PH

Two brand new link-detached houses offered for sale with the benefit of a 10 year building warranty. The properties are only connected by the garages and utility rooms to the ground floor and are completely detached to the first floor. The builders are prepared to work with anyone making an early reservation to provide a choice of kitchen and bathroom and possibly have some input over the finish of the room located behind the garage which could be a utility room or study. The properties will meet current high energy efficiency ratings including the installation of fully owned solar panels to the rear elevation of the roof. with Tenure: Freehold. EPC rating - B expected. Council Tax Band : TBC

Price Guide: £325,000



## ENTRANCE HALL

### LOUNGE

15' 5" x 9' 6" (4.70m x 2.89m)



## FIRST FLOOR LANDING

### BEDROOM ONE

15' 0" x 9' 5" (4.57m x 2.87m)



## BATHROOM

8' 2" x 6' 2" (2.49m x 1.88m)



## GARAGE

17' 0" x 7' 7" (5.18m x 2.31m)

## OPEN-PLAN DINING KITCHEN

16' 0" x 11' 2" (4.87m x 3.40m)



## BEDROOM TWO

12' 0" x 9' 4" (3.65m x 2.84m)

## BEDROOM THREE

7' 4" x 6' 3" (2.23m x 1.90m)



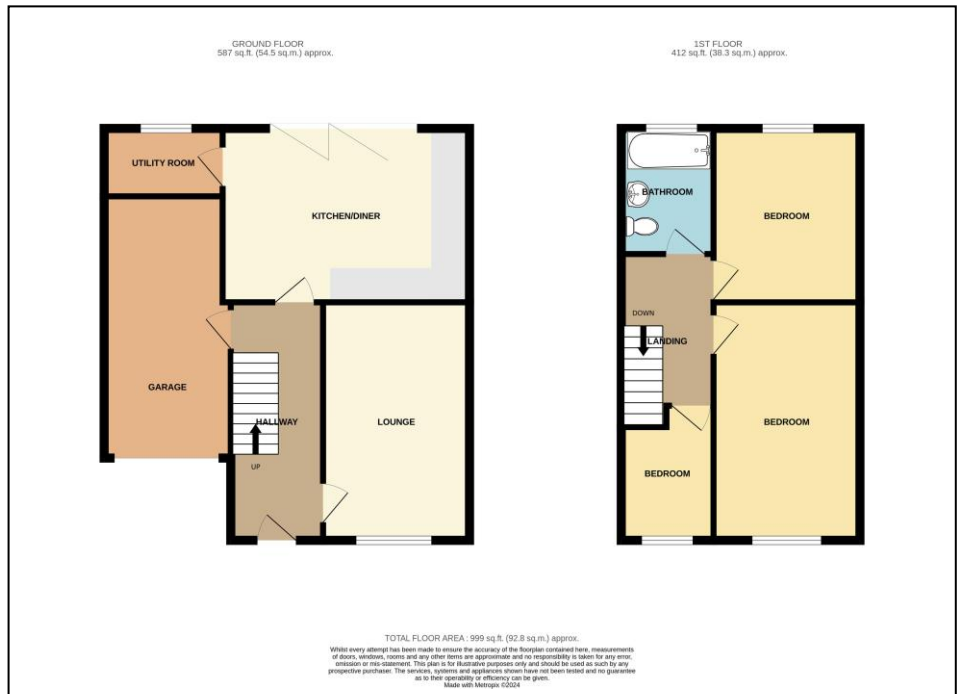
## VIEWING ARRANGEMENTS

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



## UTILITY ROOM/STUDY

7' 8" x 4' 5" (2.34m x 1.35m)



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T709 Printed by Ravensworth 01670 713330