



Gair Road, South Reddish, SK5 7LF

This stunning two bedroom extended semi detached home is sure to interest first time buyers or someone looking to downsize. Located on this sought after development & with contemporary styled accommodation featuring: Porch, hall, lounge, fabulous open plan fitted dining kitchen with central island & appliances including oven, hob, extractor, microwave, dishwasher, fridge, freezer & washer/dryer, ground floor WC, walk in pantry housing the Worcester gas central heating boiler, 2 beds & bathroom with white suite. uPVC double glazing is installed along with a composite entrance door. There is a lawned front garden and a shared driveway leads to the detached garage & enclosed landscaped rear garden with artificial grass & block paved patio. Take a look - you will not be disappointed. Energy Rating: C. Tenure: Freehold.

Price Guide: Offers Over £240,000



ENTRANCE PORCH RECEPTION HALL

4' 4" x 3' 9" (1.32m x 1.14m)



LANDING BEDROOM ONE

14' 3" into recess x 10' 8" (4.34m x 3.25m)



LOUNGE

12' 10" x 11' 6" widest point (3.91m x 3.50m)



BEDROOM TWO

10' 8" x 8' 1" (3.25m x 2.46m)



OUTSIDE



OPEN PLAN DINING KITCHEN

17' 2" x 14' 3" (5.23m x 4.34m)



GROUND FLOOR WC

4' 9" x 2' 6" (1.45m x 0.76m)

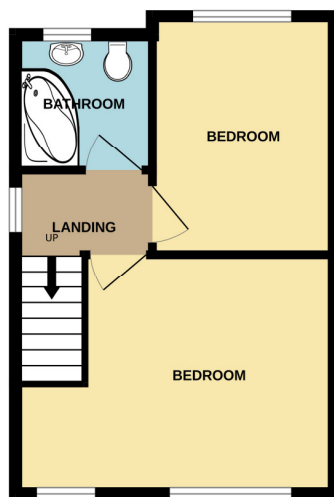
VIEWING ARRANGEMENTS

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

SPECIAL NOTE: The owner of this property is a related to an employee of Thomas Lardner Estate Agency.

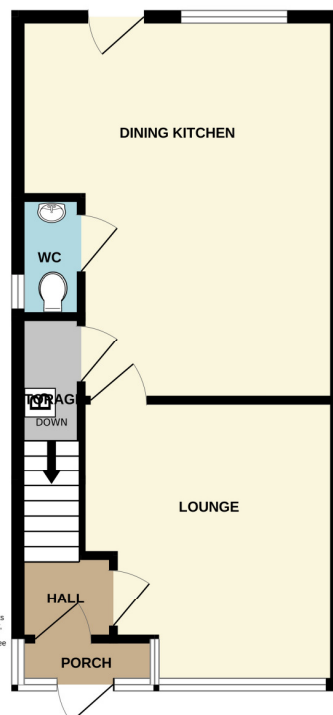
COUNCIL TAX BAND: C

FIRST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 as to their operability or efficiency can be given.
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GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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