



Goyt Valley Road, Bredbury. SK6 2LQ

This stunning, three bedroom family home is set within a popular residential area and offers 'ready to move into' accommodation that is sure to interest first time buyers or those seeking a good-value family home. With recently installed gas central heating (2023) and uPVC double glazing (2023) and electrical rewire (2024) the property includes an entrance hall, open plan living / dining kitchen, three good sized bedrooms and modern bathroom with shower over the bath. Outside there is a driveway to the front, whilst to the rear there is an attractive enclosed lawned garden.

Energy Rating: C. Council Tax Band: B. Tenure Freehold.

Offers In Excess of £280,000



LIVING ROOM

14' 2" x 13' 1" (4.31m x 3.98m)



BEDROOM TWO

9' 7" x 9' 6" (2.92m x 2.89m)



OUTSIDE



DINING KITCHEN

16' 5" x 10' 11" (5.00m x 3.32m)



BEDROOM THREE

9' 5" x 6' 7" (2.87m x 2.01m)



VIEWING ARRANGEMENTS

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

BATHROOM

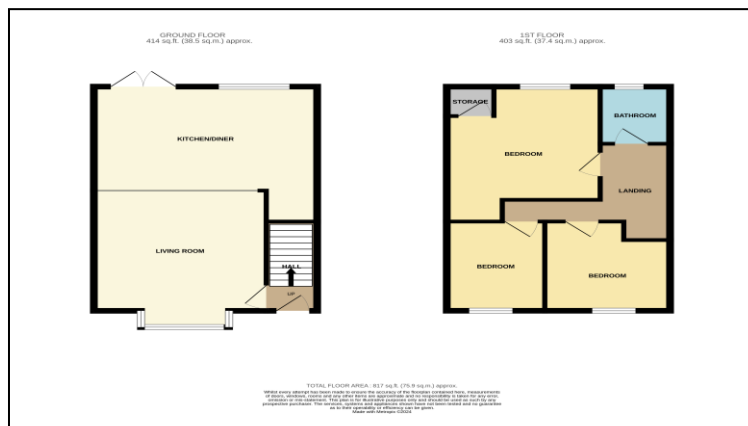
5' 11" x 5' 6" (1.80m x 1.68m)



EPC Rating - C
TENURE - FREEHOLD
Council Tax Band - B

BEDROOM ONE

12' 7" x 10' 1" (3.83m x 3.07m)



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

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