







thomas lardner

## The Avenue, Bredbury. SK6 2EB

ABSOLUTELY STUNNING! This extended 3 bedroom semi detached has been refurbished in recent years to provide a 'ready to walk into' and stunning modern home. The property has been fitted with quality fixtures and fittings throughout and offers in ideal first time buyer or young family purchase.

In brief the property comprises modern ground floor WC, large, fully tiled luxury bathroom with additional walk in shower, open plan fitted dining kitchen with bifold doors, central island and appliances including oven, hob, extractor, microwave, fridge, freezer and dishwasher. To the first floor are three good sized bedrooms. To the outside is a resin finished driveway and enclosed landscaped rear garden rating.

Tenure Leasehold. Council Tax Band B. EPC Rated D.

Asking Price of £320,000

## LIVING ROOM

14' 1" x 13' 10" (4.29m x 4.21m)

## MASTER BEDROOM

12' 8" x 10' 10" (3.86m x 3.30m)

## **BATHROOM**

**OUTSIDE** 

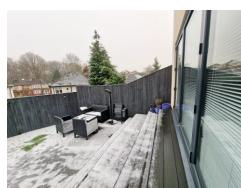
8' 4" x 3' 11" (2.54m x 1.19m)



**KITCHEN** 

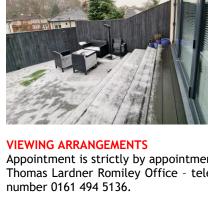
18' 8" x 10' 4" (5.69m x 3.15m)





**BEDROOM THREE** 

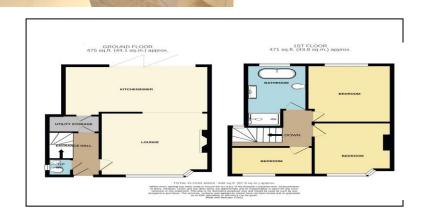
11' 9" x 6' 2" (3.58m x 1.88m)





Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone





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 fur 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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