



## Yew Tree Drive, Bredbury. SK6 2HH

This beautifully presented, 3 bedroom semi-detached house is set within a sought-after location offering potential to extend. This style of property offers surprisingly good sized bedrooms and this property has created a luxury en-suite shower room off the master bedroom. With gas central heating (Boiler Installed 2024) and double glazing the accommodation includes an entrance hall, living room, modern fitted dining kitchen and downstairs luxury bathroom, to the first floor are three good sized bedrooms and en suite shower room. Outside the property is set back, offering ample off road parking with resin driveway, detached garage, front garden and attractive rear garden. EPC rating TBC, Council Tax band C, Tenure: Freehold - with an 5 pound Chief Rent per annum.

Asking Price of £285,000



### LIVING ROOM

16' 0" x 12' 9" (4.87m x 3.88m)



### BEDROOM ONE

11' 9" x 9' 3" (3.58m x 2.82m)



### BEDROOM THREE

8' 8" x 7' 8" (2.64m x 2.34m)



### KITCHEN

9' 11" x 9' 2" (3.02m x 2.79m)



### ENSUITE SHOWER ROOM

7' 10" x 3' 8" (2.39m x 1.12m)



### OUTSIDE



### GROUND FLOOR BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m)



### BEDROOM TWO

14' 8" x 7' 2" (4.47m x 2.18m)



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