



Brookfield Avenue, Bredbury. SK6 1DF

This 3 bedroom semi detached property is beautifully presented throughout and situated in a highly popular cul-de-sac location. The property has been extended to the ground floor providing a stunning open plan kitchen diner and the property benefits from a generous sized rear garden. Featuring: Entrance hall, ground floor WC, living room, modern fitted dining kitchen, 3 bedrooms and luxury bathroom with bath and separate shower enclosure. Gas central heating is installed, along with uPVC double glazing. Outside there is a purpose built enclosed seating area and bar, whilst to the front is a driveway providing off road parking. This house will not be on the market for long so early viewings are essential.

Energy Performance Rating TBC. Council Tax Band: B.
Tenure: Freehold.

Asking Price £320,000



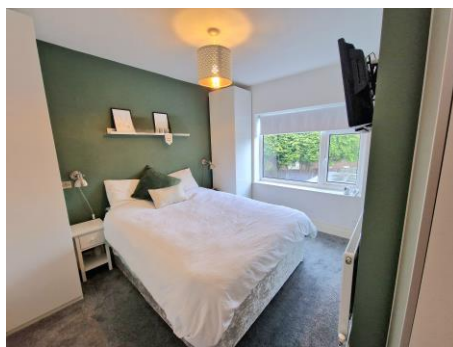
LIVING ROOM

21' 7" x 11' 5" (6.57m x 3.48m)



BEDROOM ONE

11' 0" x 10' 9" (3.35m x 3.27m)



LUXURY BATHROOM

7' 4" x 5' 7" (2.23m x 1.70m)



OPEN PLAN KITCHEN

12' 6" x 11' 7" (3.81m x 3.53m)



BEDROOM TWO

12' 3" x 9' 7" (3.73m x 2.92m)



OUTSIDE



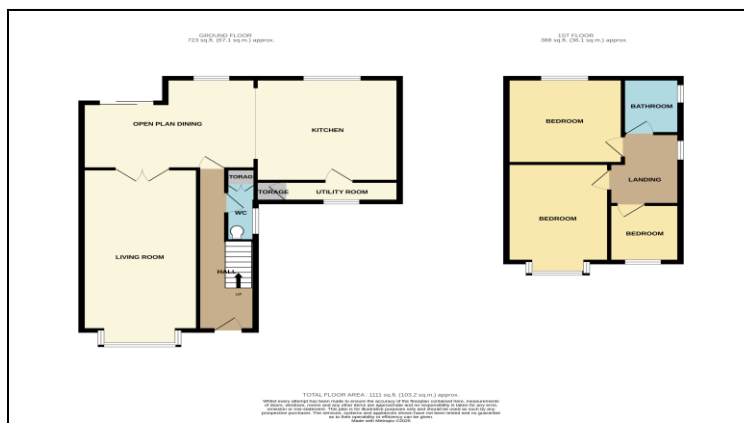
BEDROOM THREE

6' 7" x 6' 5" (2.01m x 1.95m)



OPEN PLAN DINING AREA

16' 1" x 10' 2" (4.90m x 3.10m)



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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