



## Weybourne Drive, Bredbury. SK6 2DN

This beautifully presented, contemporary styled family home has generous sized accommodation and has been thoughtfully extended and modernised by the current owners. This modern home is located on a sought after cul-de-sac development close to Bredbury Park and Bredbury Railway Station with direct links to Manchester City Centre. Presented to exacting standards by current owners the property is 'ready to move into' and features an enclosed, private rear garden and driveway. Featuring: Entrance hall, living room, modern fitted kitchen diner, with quality fitted appliances, opening onto the larger than average conservatory. There is a further reception room ideal for use as an office / sitting room and downstairs WC. To the first floor are four good sized bedrooms and modern fitted luxury bathroom. There is a driveway to the front leading to storage garage / utility space, whilst to the rear is a lovely private, enclosed garden.

Tenure Leasehold 999 Years. Council Tax Band C.  
EPC Rated TBC.

Asking price of £350,000





### LIVING ROOM

15' 4" x 12' 8" (4.67m x 3.86m)



### BEDROOM ONE

12' 2" x 9' 0" (3.71m x 2.74m)



### BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)



### FITTED DINING KITCHEN

15' 9" x 8' 10" (4.80m x 2.69m)



### BEDROOM TWO

12' 2" x 9' 8" (3.71m x 2.94m)



### BEDROOM FOUR

6' 9" x 6' 6" (2.06m x 1.98m)



### CONSERVATORY

14' 6" x 11' 0" (4.42m x 3.35m)



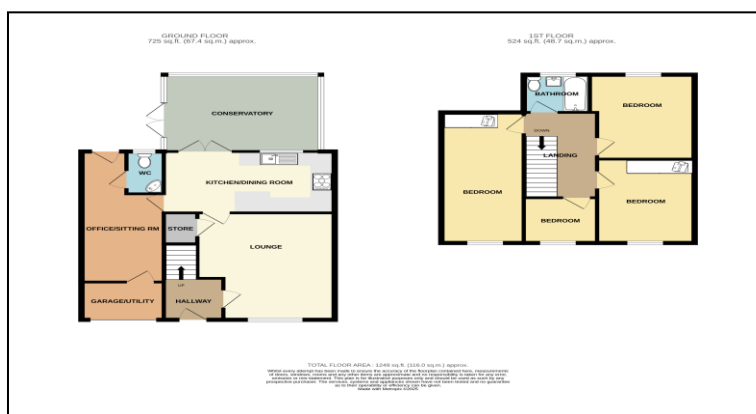
### BEDROOM THREE

18' 5" x 7' 5" (5.61m x 2.26m)



### OFFICE / SITTING ROOM

12' 8" x 7' 6" (3.86m x 2.28m)



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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