



## Lindow Court, Bredbury, SK6 2EE

**SUPERB VALUE AND ACCOMMODATION FOR THE MONEY!** This split-level, end-mews property is set within a small courtyard off Stockport Road West and provides both spacious and versatile family accommodation along with enclosed and private gardens to the side and rear and parking provision for 4 cars to the front. Spread over 5 half-floors in total, the accommodation includes an entrance hall, ground floor w.c., spacious 'L shaped' living room, modern fitted dining kitchen, 4 bedrooms (one of which is on the ground floor and could be used for a variety of alternative purposes) and a family bathroom. Gas fired central heating and double glazed windows.

Tenure: Freehold. Council Tax Band: B. EPC rating: D.

**Price Guide: £250,000**



### ENTRANCE HALL

10' 10" x 3' 0" (3.30m x 0.91m)

### BEDROOM TWO/SITTING ROOM

17' 6" x 7' 5" (5.33m x 2.26m)



### BEDROOM FOUR

7' 6" x 7' 0" (2.28m x 2.13m)



### OUTSIDE



### DOWNSTAIRS W.C.

### DINING KITCHEN

14' 2" x 10' 2" (4.31m x 3.10m)

### LIVING ROOM

15' 7" x 14' 2" max (4.75m x 4.31m)

### LANDING

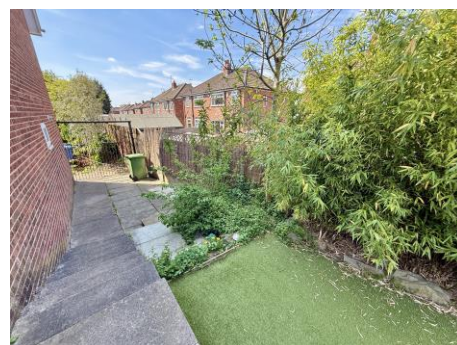
### BEDROOM THREE

10' 2" x 6' 3" (3.10m x 1.90m)



### BEDROOM ONE

14' 2" x 9' 8" (4.31m x 2.94m)



### VIEWING ARRANGEMENTS

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

### BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m)



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

T709 Printed by Ravensworth 01670 713330