



The Avenue, Bredbury. SK6 2EB

Located on the ever popular Arden Park development - this well presented semi detached house is sure to interest first time buyers who want a property that is 'ready to move into'. Featuring: Entrance hall, living room, fitted kitchen, conservatory, 3 bedrooms and newly fitted bathroom. Gas central heating is installed (new boiler 2022) along with uPVC double glazing and the property had a new roof in 2013. Outside there is a driveway providing off road parking along with a lawned rear garden and raised patio.

Tenure Leasehold 941 years remaining. Ground Rent 8 Pound per annum. EPC Rated D. Council Tax band B.

Offers In Excess of £250,000



13' 6" x 11' 3" (4.11m x 3.43m)



9' 1" x 8' 4" (2.77m x 2.54m)



A vibrant and well-maintained garden with a wooden fence, a yellow playhouse, a pink heart-shaped planter, a red slide, a blue play table, a large umbrella, and a paved path leading to a brick house.

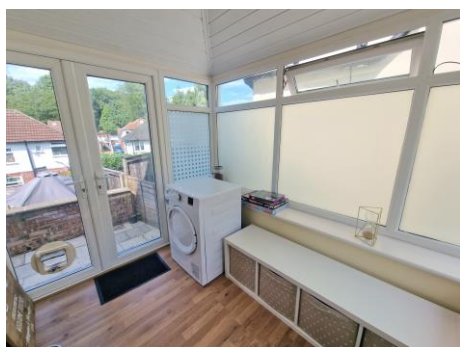
14' 4" x 5' 4" (4.37m x 1.62m)



6' 3" x 5' 0" (1.90m x 1.52m)



9' 1" x 6' 3" (2.77m x 1.90m)



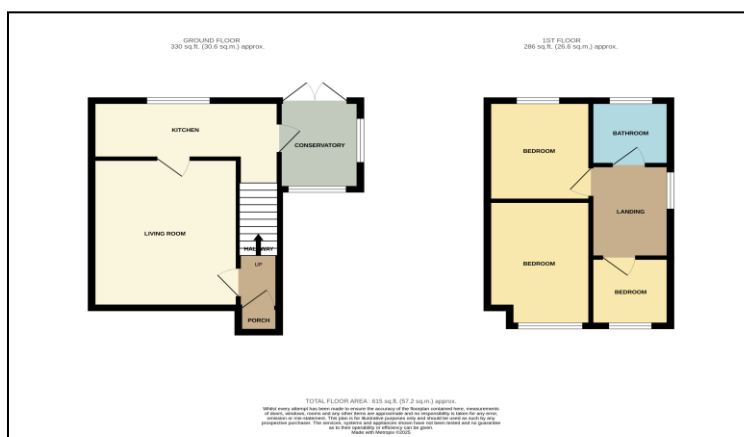
6' 2" x 5' 6" (1.88m x 1.68m)



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

EPC Rating - D
TENURE - Leasehold
Council Tax Band - B

12' 0" x 9' 2" (3.65m x 2.79m)



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