



Stockport Road West, Bredbury. SK6 2BQ

This spacious, bay-fronted, period semi-detached home is in need of some updating but offers exceptional potential to create a comfortable and versatile family home. In addition to four bedrooms, the property offers three cellar rooms with both internal and external access, that could be converted (subject to consent) to create additional accommodation if required. Other features include a long entrance hall, lounge, dining room, breakfast kitchen and a shower/wet room. Outside there is a private rear garden and also an additional garden and parking area that is rented from the local council for just £15 p.a. Gas fired central heating is complimented by double glazed windows. Tenure: Freehold. Council Tax Band: D. EPC rating: to follow.

Offers In Excess of £280,000



LIVING ROOM

14' 8" x 12' 10" (4.47m x 3.91m)

**BEDROOM TWO**

11' 8" x 8' 10" (3.55m x 2.69m)

**SHOWER ROOM**

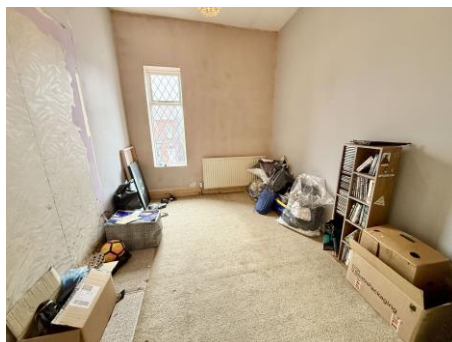
7' 10" x 6' 1" (2.39m x 1.85m)

**DINING ROOM**

13' 5" x 11' 6" (4.09m x 3.50m)

**BEDROOM THREE**

11' 8" x 8' 5" (3.55m x 2.56m)

**OUTSIDE****BREAKFAST KITCHEN**

15' 7" x 10' 11" (4.75m x 3.32m)

**BEDROOM FOUR**

10' 6" x 8' 7" (3.20m x 2.61m)

**CELLAR****CHAMBER ONE**

17' 0" x 9' 9" (5.18m x 2.97m)

CHAMBER TWO

15' 4" x 10' 8" (4.67m x 3.25m)

CHAMBER THREE

17' 8" x 3' 6" (5.38m x 1.07m)

BEDROOM ONE

13' 4" max x 11' 0" (4.06m x 3.35m)



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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