



## Osborne Street, Bredbury. SK6 2EX

This beautifully presented 'ready to move into' semi detached is sure to interest first time buyers. Located on a highly regarded road, in a popular location close to local schools, the property has a generous sized rear garden and driveway to the front providing parking. Featuring: Entrance hall, lounge with patio door, quality fitted dining kitchen with space for dining, three bedrooms one with built in cupboard and bathroom with separate WC. Gas central heating is installed along with uPVC double glazing. Take a look - this property is sure to be popular so don't miss out. EPC D. Council Tax Band D. Tenure Freehold

Asking Price £280,000

**LIVING ROOM**

13' 5" x 0' 0" (4.09m x 0.00m)

**KITCHEN**

12' 4" x 8' 10" (3.76m x 2.69m)

**MASTER BEDROOM**

12' 7" x 9' 10" (3.83m x 2.99m)

**BEDROOM TWO**

12' 8" x 9' 0" (3.86m x 2.74m)

**BEDROOM THREE**

9' 10" x 6' 7" (2.99m x 2.01m)

**BATHROOM**

6' 9" x 5' 7" (2.06m x 1.70m)

**OUTSIDE****VIEWING ARRANGEMENTS**

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

EPC Rating - D

Tenure - Freehold

Council Tax Band - D



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.

T709 Printed by Ravensworth 01670 713330