



Woodfield Avenue, Bredbury, SK6 1DB

Although well loved and cared for, this three bedrooomed semi-detached house is in need of some updating and is ready for the next owner to put their own stamp on things. With gas fired central heating and double glazing, the accommodation includes an entrance hall, lounge, dining room, conservatory, extended fitted kitchen, first floor landing, three bedrooms and a modern shower room. Outside the property is set behind a front garden with adjoining driveway while to the rear of the property there is an attractive garden with patio areas, lawns and raised flower beds. Tenure: Freehold. Council Tax Band: B. EPC rating: to follow.

Price Guide: £275,000

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

12' 7" x 10' 1" (3.83m x 3.07m)



DINING ROOM

12' 5" x 10' 1" (3.78m x 3.07m)



CONSERVATORY

8' 10" x 8' 1" (2.69m x 2.46m)



KITCHEN

10' 6" x 8' 4" (3.20m x 2.54m)



FIRST FLOOR LANDING

BEDROOM ONE

12' 5" x 10' 1" (3.78m x 3.07m)



BEDROOM TWO

10' 1" x 10' 1" (3.07m x 3.07m)



BEDROOM THREE

6' 8" x 5' 6" (2.03m x 1.68m)

SHOWER ROOM

8' 2" x 5' 3" (2.49m x 1.60m)



TENURE

This property has not been registered with Land Registry so we cannot be 100% confident of the tenure but believe it to be freehold with a £4 p.a. chief rent.

VIEWING ARRANGEMENTS

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



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