



Yew Tree Drive, Stockport,

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Offers  
invited

£295,000



## Property Details

# Yew Tree Drive, Stockport,

## Key Features

Fabulous Updated 3-Bedroom Semi-Detached Home in Sought-After Lower Bredbury

Situated in the highly desirable area of Lower Bredbury, this beautifully presented three-bedroom semi-detached home offers modern living throughout, excellent outdoor space and fantastic potential for future expansion.

Located within the catchment area for well-regarded local schools, including the ever-popular Vernon Primary School, this property is ideal for families and first-time buyers alike.

The accommodation comprises a stylish and welcoming interior, featuring two generous double bedrooms and a single, with a family bathroom and the benefit of a downstairs WC, along with a boarded loft providing valuable additional storage. The home benefits from UPVC double glazing and a boiler installed just three years ago, ensuring comfort and energy efficiency.

Externally, the property truly impresses. Set on an extensive plot, it boasts a sun-trap rear garden, perfect for relaxing or entertaining, and offers huge scope for extension (subject to planning). To the front, there is parking for two vehicles, complemented by the convenience of an electric vehicle charging port.

Beautifully decorated throughout and ready to move straight into, this is a fantastic opportunity to secure a standout home in a prime location.

Early viewing is highly recommended.

- Beautifully updated 3-bedroom semi-detached home
- highly sought-after Lower Bredbury
- Boarded loft space providing excellent additional storage
- Ready to move straight into with stylish décor throughout
- Large sun-trap rear garden ideal for entertaining and relaxation

## Reception

Spacious open plan living dining room with feature fireplace and patio doors through to rear garden. UPVC double glazed window to front aspect.

## Kitchen

Featuring a range of eye and base level units with breakfast bar. Door through to utility room and downstairs WC, door through to rear garden

## Bedroom One

Double bedroom with a range of fitted wardrobes and dressing table, UPVC window overlooking front aspect

## Bedroom Two

Double bedroom with UPVC window overlooking rear aspect

## Bathroom

Family bathroom with three piece white suite and shower over bath

## Bedroom Three

Single bedroom with UPVC double glazed window overlooking front aspect.

## Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



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