

## Stockport Road East, Bredbury

Freehold

Three story town house • Three bedrooms • Three bathrooms • Conservatory • Garage & off-road parking • Close To Bredbury station • 25 Minutes from Manchester City Centre & Airport









Welcome to Stockport Road, a small development of town houses on a popular estate with everything you would need to give you an amazing home.

On entrance you can kick off your shoes in the welcoming hallway, where you will find the entrance to the handy ground floor wc.

Turn right into your fabulous kitchen, light and bright with integrated appliances including dishwasher.

At the end of the hallway is your relaxing living room where you can snuggle up and enjoy a cosy night in watching a film. There is space for a table to seat 4/6 so you can supervise homework and enjoy a Sunday lunch around the table.

In the warmer months you have patio doors which lead into a large conservatory and out onto the garden. You can catch the sun most of the day, invite family and friends over to enjoy drinks and a BBQ.

Head to the first floor

The first floor is where you will find your sleeping quarters, two double bedrooms with fitted storage, one to the front and one to the rear, plus a family bathroom.

Your family bathroom is fully tiled with a white suite and stunning statement bath for long luxurious soaks.

The second floor is where you will find your tranquil Principal suite. The bedroom has ample space for a king-sized bed and fitted storage. Your ensuite has a fabulous shower for busy mornings. With a feeling of total tranquillity, you will struggle to leave this sanctuary!

Outside there is parking for two cars and a garage with a small garden setting the house back from the road. The rear garden has access to your parking and has artificial grass for low maintenance.

### Where it is

Stockport Road sits within easy reach of Etherow Park and Werneth Low, you can be blowing away the cobwebs within minutes from home, there are endless routes to take with the dog, or take the children for a game of tennis around the corner on the all-weather pitch. If the bright lights of Manchester are more your thing, walk to Bredbury train station and you can begin your shopping in under 30 minutes.

If you prefer the car the M60/M67 are a few minutes driveway, as are many supermarkets for the weekly shop. For those last-minute items, you can stroll to the local shops and find a green - grocer, butchers and an award-winning fish and chip shop.

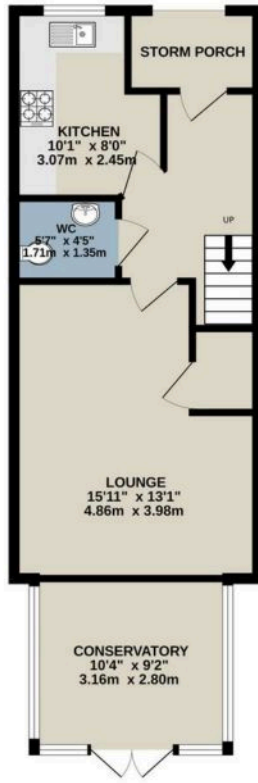
Council Tax band: D

Tenure: Freehold

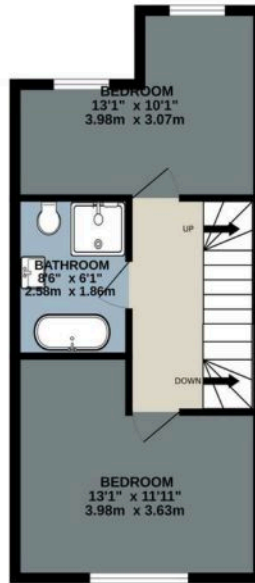
EPC Energy Efficiency Rating: C



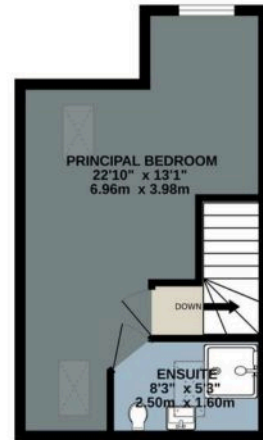
GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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0161 871 7071 | team@jardineestates.co.uk

jardineestates.co.uk