



6 Higher Bents Lane, Bredbury, SK6 2JN

A BRAND NEW KITCHEN AND BATHROOM, NEW CARPETS THROUGHOUT AND FRESHLY DECORATED! This two bedroom terrace property is offered for sale with 'no onward chain' and is sure to interest to first time buyers and buy-to-let investors alike. The Freehold property has generous sized rooms that include an entrance vestibule, dining room, living room with French doors to the rear garden, the kitchen, an enormous first bedroom and good size second and the newly fitted bathroom. Gas central heating is installed along with uPVC double glazing. To the rear of the property is an enclosed patio garden.

Centre. EPC rating: D. Council Tax Band: B.
Tenure Freehold.

Price Guide: £190,000



ENTRANCE VESTIBULE

DINING ROOM

16' 6" x 12' 3" max (5.03m x 3.73m)



FIRST FLOOR LANDING

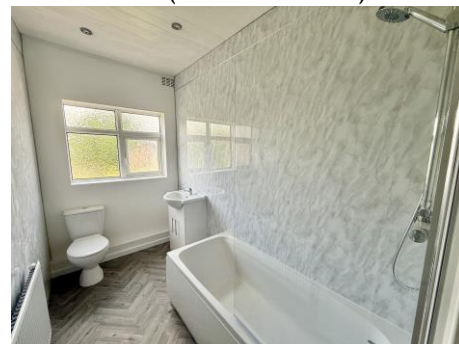
BEDROOM ONE

16' 0" x 13' 5" (4.87m x 4.09m)



BATHROOM

9' 11" x 5' 5" (3.02m x 1.65m)



OUTSIDE



LIVING ROOM

13' 9" x 13' 6" (4.19m x 4.11m)



BEDROOM TWO

13' 3" x 7' 10" (4.04m x 2.39m)



VIEWING ARRANGEMENTS

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

KITCHEN

7' 10" x 7' 3" (2.39m x 2.21m)



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.

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