



The Drive, Bredbury. SK6 2DU

This superbly presented three bedroom detached home is extremely versatile as it gives the option for an office space on the ground floor or further accommodation, if required. Located on the sought after Arden Park Development the property features: Reception hall, living room with bay window, dining room through to the conservatory, modern fitted kitchen and ground floor WC. To the first floor are three good sized bedrooms, each with built in storage, modern family bathroom and separate WC. There is a driveway providing off road parking to the front and to the rear is a lawned garden with a large degree of privacy. Outside there is the advantage of four further spaces, by way of an extended garage conversion. this provides a useful storage shed to the front, garden room, further sitting room and more storage with space for washing machine etc. Gas central heating is installed along with uPVC double glazing. EPC rating TBC. Tenure Long Leasehold. Ground Rent TBC. Council Tax Band D.

Asking Price £400,000



LIVING ROOM

11' 10" x 10' 10" (3.60m x 3.30m)

**MASTER BEDROOM**

12' 6" x 11' 1" (3.81m x 3.38m)

**BATHROOM**

7' 9" x 7' 9" (2.36m x 2.36m)

**FITTED KITCHEN**

11' 9" x 8' 2" (3.58m x 2.49m)

**BEDROOM TWO**

12' 3" x 11' 5" (3.73m x 3.48m)

**OUTSIDE****CONSERVATORY**

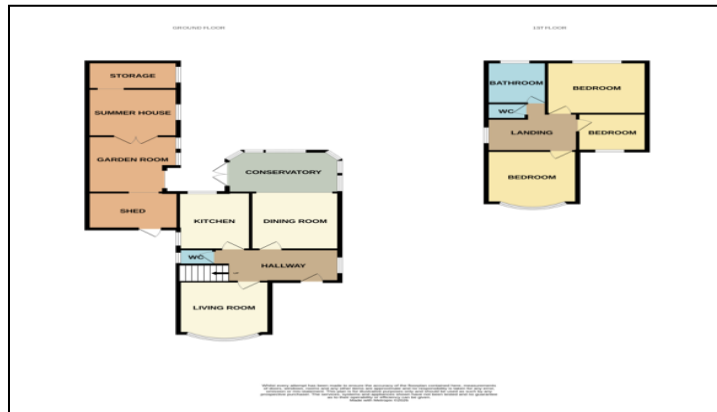
12' 6" x 8' 7" (3.81m x 2.61m)

**BEDROOM THREE**

8' 7" x 7' 1" (2.61m x 2.16m)

**DINING ROOM**

11' 11" x 10' 11" (3.63m x 3.32m)



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