



## Stockport Road East, Bredbury. SK6 1AL

This lovely three bedroom terrace property is beautifully presented with contemporary styling throughout and a host of modern fixtures and fittings. Simply 'ready to walk into' the accommodation features: Entrance vestibule, lounge with feature fireplace, fabulous fitted high gloss breakfast kitchen with integral oven, hob, extractor, dishwasher, fridge, freezer and microwave, three generous sized bedrooms (main with fitted furniture), large modern bathroom and additional shower room. Gas central heating is installed along with uPVC double glazed windows and doors and outside there is a forecourt front garden along with enclosed landscaped garden with raised decking area.

EPC rating D. Tenure Freehold. Council Tax Band A

Asking Price £220,000



### LIVING ROOM

14' 0" x 14' 0" (4.26m x 4.26m)



### BEDROOM TWO

11' 3" x 8' 2" (3.43m x 2.49m)



### BATHROOM

8' 2" x 6' 6" (2.49m x 1.98m)



### FITTED BREAKFAST KITCHEN

14' 0" x 10' 3" (4.26m x 3.12m)



### BEDROOM THREE

14' 2" x 6' 2" (4.31m x 1.88m)



### OUTSIDE



### BEDROOM ONE

14' 0" x 10' 10" (4.26m x 3.30m)



### VIEWING ARRANGEMENTS

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



Thomas Lardner Estate Agents, which is a trading name of Stockport 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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