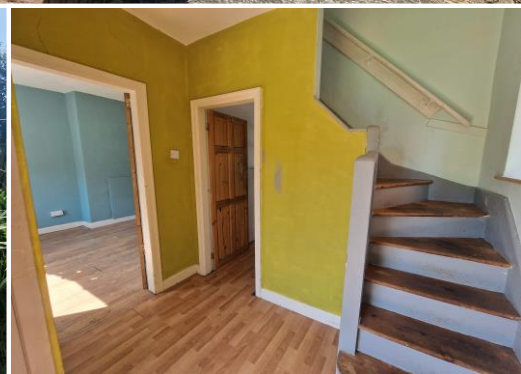




The Broadway, Bredbury. SK6 2PD

ATTENTION FIRST TIME BUYERS AND BUY TO LET INVESTORS! A superb opportunity to purchase a three bedroom semi detached home with the benefit of an attractive large rear garden that enjoys a welcome degree of privacy. The property does require some modernisation throughout but is priced to reflect the works required. The accommodation includes entrance hall, through living room with space to dine, fitted kitchen, landing, three good sized bedrooms and a bathroom. To the front of the property there is a small garden which many of the neighbouring properties have utilised to create off road parking (permission would be required). Tenure Freehold. EPC D. Council Tax Band C.

Asking Price of £200,000



LIVING ROOM

14' 5" x 11' 4" (4.39m x 3.45m)

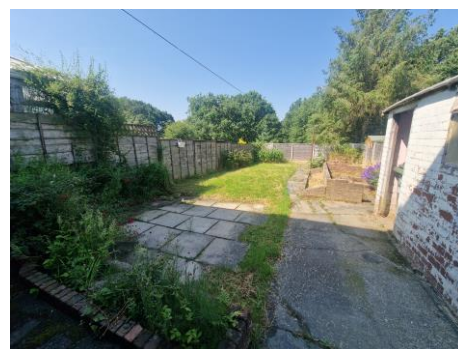


BEDROOM THREE

5' 1" x 4' 11" (1.55m x 1.50m)



OUTSIDE



FITTED KITCHEN

11' 10" x 8' 8" (3.60m x 2.64m)



BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)



BEDROOM ONE

11' 7" x 10' 8" (3.53m x 3.25m)



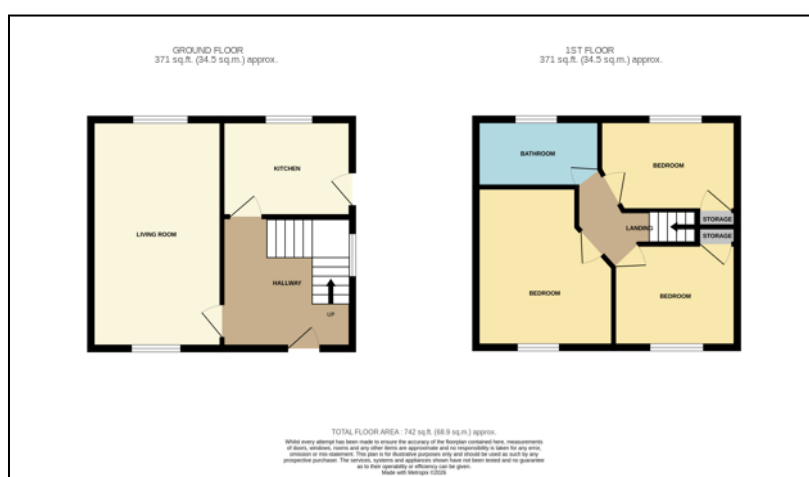
BEDROOM TWO

10' 8" x 8' 7" (3.25m x 2.61m)



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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