



Hawthorne Grove, Bredbury. SK6 2PJ

This well presented family home offers three bedrooms and modern kitchen and bathroom. The rear garden is a particularly good size as it enjoys a sunny aspect and includes a patio area that overlooks a large lawn area. The accommodation includes an entrance hall, living room with patio doors opening onto the patio, and modern kitchen. To the first floor are three bedrooms and a fitted bathroom with separate shower enclosure. In addition there is a good sized driveway to the front. Tenure: Freehold. Council Tax Band: B. EPC rating: to follow.

Offers In Excess of £230,000



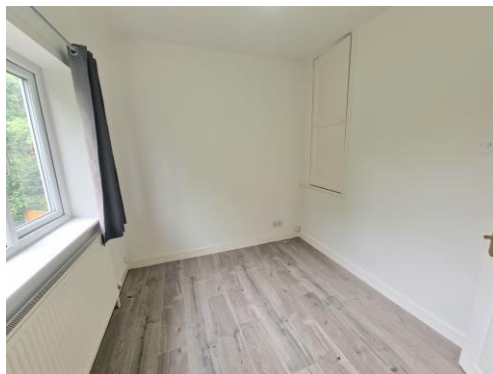
LIVING ROOM

18' 5" x 10' 4" (5.61m x 3.15m)



BEDROOM THREE

9' 10" x 7' 9" (2.99m x 2.36m)



OUTSIDE



KITCHEN

10' 3" x 8' 3" (3.12m x 2.51m)



BATHROOM

9' 10" x 7' 9" (2.99m x 2.36m)



VIEWING ARRANGEMENTS

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

EPC Rating - TBC
Tenure - Freehold
Council Tax Band - B

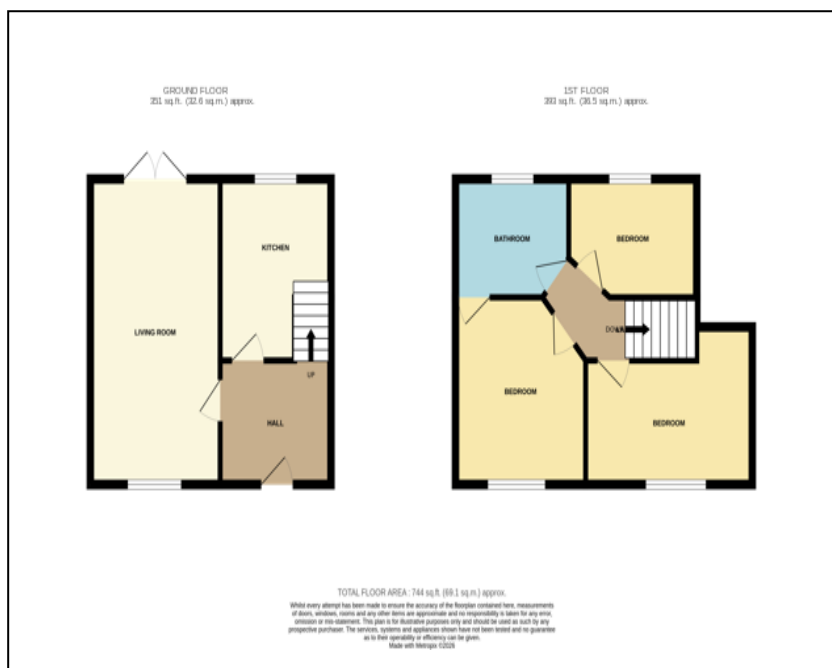
MASTER BEDROOM

11' 1" x 8' 11" (3.38m x 2.72m)



BEDROOM TWO

13' 11" x 7' 8" (4.24m x 2.34m)



of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all 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 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.

T709 Printed by Ravensworth 01670 713330