



## Woodbank Avenue, Bredbury. SK6 2PE

This two bedroom semi detached home is located on a popular development and features a large lawned rear garden and patio in addition to a driveway providing off road parking for several vehicles. The accommodation features: Entrance hall, open plan living / dining room, and superb newly fitted kitchen. To the first floor are two double bedrooms, master with en suite shower room and family bathroom. Double glazing is installed along with gas central heating. This property is sure to interest first time buyers or buy to let investors so an early viewing is essential if you don't want to miss out.

Tenure Long Leasehold. EPC rating: TBC. Council Tax Band B.

Asking Price of £250,000



### LIVING ROOM

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



### BEDROOM TWO

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



### BATHROOM

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



### FITTED KITCHEN

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



### ENSUITE

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



### OUTSIDE



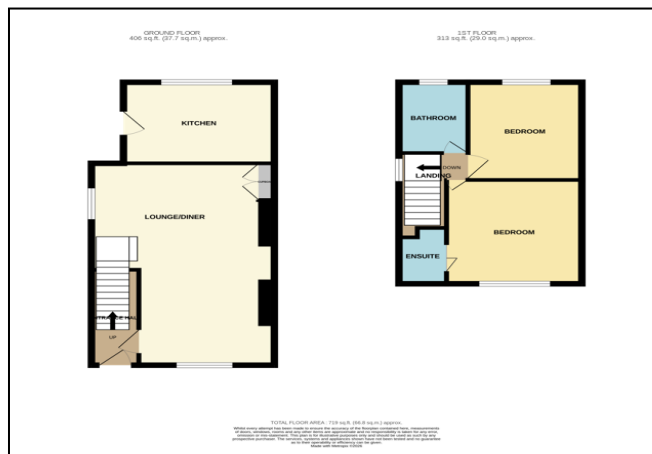
### DINING AREA

14' 5" x 10' 8" (4.39m x 3.25m)



### BEDROOM ONE

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



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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