

DAWSONS

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Rodney Drive, Bredbury, Stockport, SK6 1RU

Situated within close proximity of all local amenities this well presented, two double bedroom semi detached property is ideally suited to a wide range of prospective purchasers and is offered for sale with No Forward Vendor Chain. The property occupies a good sized garden plot and benefits from an open aspect to the rear and we would encourage interested parties to view the property at their earliest convenience.

The property is situated in a popular and highly regarded residential location within easy access of Woodley Precinct which provides a range of shopping and recreational amenities. The property also enjoys good access to commuter links, several junior and high schools are also within easy reach.

Offers Over £230,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Rodney Drive, Bredbury, Stockport, SK6 1RU

- Well Presented Semi Detached Dwelling
- All Local Amenities within Walking Distance
- Open Aspect to Rear
- Popular and Well Regarded Residential Location
- 2 Double Bedrooms
- Excellent Commuter Links
- Modern Kitchen with Integrated Appliances
- Good Sized Garden Plot with Long Driveway
- No Onward Chain
- Stylish White Bathroom Suite

Contd.....

Lounge

The Accommodation briefly comprises: 17'4 x 12'11 (5.28m x 3.94m)

Stone fireplace, uPVC double glazed

Entrance Porch, Lounge, Dining Kitchen window, two central heating radiators with integrated appliances

Bedroom (2)

12'11 x 9'3 (3.94m x 2.82m)

uPVC double glazed window, central heating radiator

Dining Kitchen

12'10 x 9'2 (3.91m x 2.79m)

Single drainer stainless steel sink unit, range of modern wall and floor mounted units, built-in stainless steel oven, four ring ceramic hob with stainless steel chimney hood over, part tiled, uPVC double glazed rear door and window, central heating radiator. plumbed for automatic washing machine

Bathroom/WC

8'1 x 4'9 (2.46m x 1.45m)

Modern white suite having panel bath with mixer shower tap attachment, wash hand basin with vanity storage unit below, low level WC, bulkhead storage cupboard, uPVC double glazed window, central heating radiator

Externally:

The front garden is laid to lawn with border plants and shrubs.

To the first floor there are two double Bedrooms, Bathroom/WC with modern white suite

Externally the property occupies a good sized garden plot with lawned gardens to both front and rear. There is a long driveway to the property which provides off road vehicular parking for several vehicles.

First Floor:

Landing

Loft access

Bedroom (1)

9'1 increasing to 11'5 x 13'0 reducing to

4'8 (2.77m increasing to 3.48m x 3.96m reducing to 1.42)

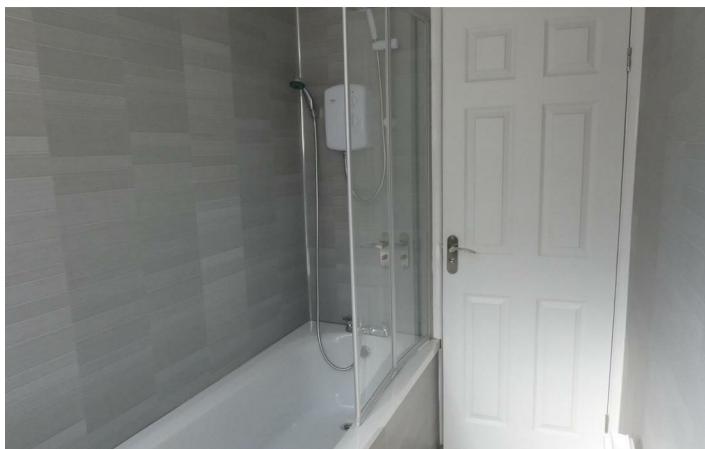
uPVC double glazed window, central heating radiator

There is a good sized driveway which provides off road parking for several vehicles.

The fully enclosed rear garden has a flagged patio with further lawned gardens and border plants and shrubs and enjoys an open aspect.



Directions

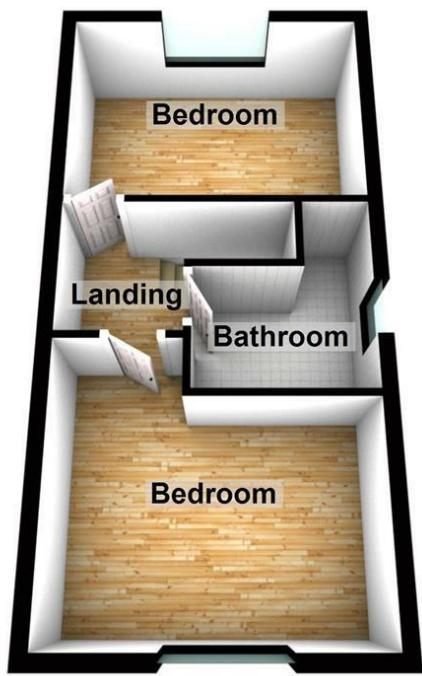


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
89	
70	
70	

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Council	Household
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
89	
70	
70	

EU Directive 2002/91/EC