







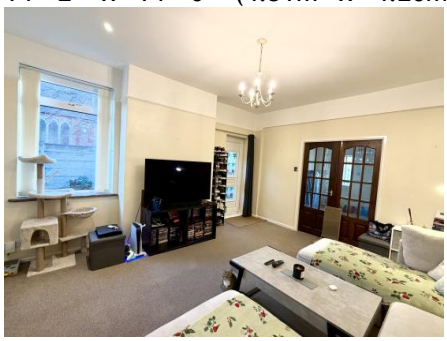
39 George Lane Bredbury SK6 1AS

George Lane, Bredbury A spacious three-bedroom end-terrace home, offering great living accommodation, excellent privacy and a superb location. This attractive three-bedroom end-terrace property is ideally positioned behind double-opening gates, providing a wonderful sense of privacy and security, together with access to a private driveway and a large detached garage. Conveniently located just a short walk from Bredbury Railway Station, the property is perfectly suited to commuters and those seeking excellent local convenience. Internally, the accommodation is well proportioned and thoughtfully arranged, comprising two generous reception rooms, a fitted dining kitchen, a separate utility room and a convenient ground-floor WC. To the first floor are three well-sized bedrooms, a spacious shower room and an additional cellar room, accessed via a concealed trap door in the lounge, offering useful additional storage. Further benefits include gas central heating, uPVC double glazing and an enclosed rear patio area . Offered to the market with no onward chain, this superb home is ready to move into and is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate the space and convenience this property has to offer. EPC RATING D . COUNCIL TAX B . LEASEHOLD .

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Price Guide £275,000

LOUNGE
14' 2" x 14' 0" (4.31m x 4.26m)



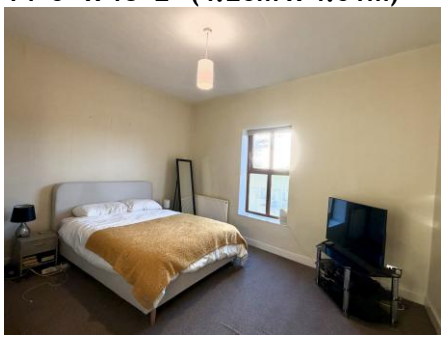
DINING/SITTING ROOM
13' 10" x 12' 0" (4.21m x 3.65m)



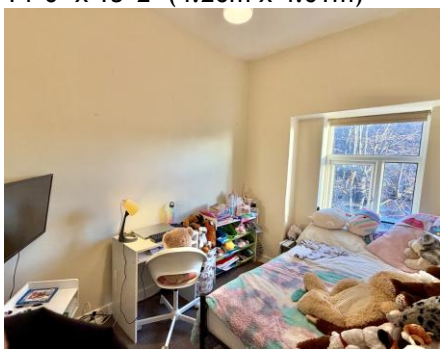
KITCHEN
13' 10" x 12' 2" (4.21m x 3.71m)



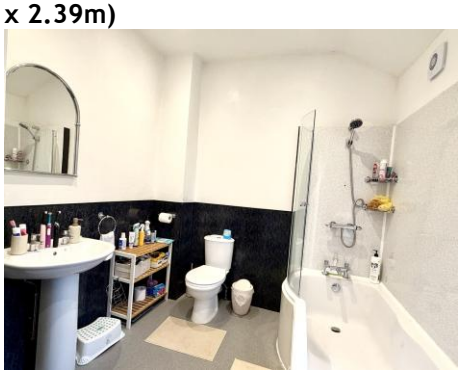
BEDROOM ONE
14' 0" x 13' 2" (4.26m x 4.01m)



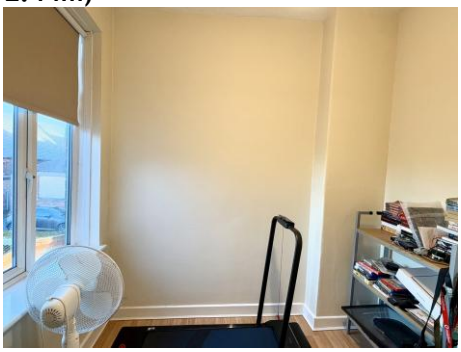
BEDROOM TWO
14' 0" x 13' 2" (4.26m x 4.01m)



BATHROOM
13' 10" x 7' 10"widest points (4.21m x 2.39m)



BEDROOM 3
8' 2" x 8' 0"widest points (2.49m x 2.44m)



OUTSIDE



VIEWING ARRANGEMENTS
Viewing is strictly by appointment with Thomas Lardner Romiley Office – telephone number 0161 494 5136.



Thomas Lardner Estate Agents, which is a trading name of Romiley 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 fur 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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