



## The Toppings, Bredbury, SK6 1EJ

This beautifully presented family home is set within a little-known cul-de-sac and benefits from an open aspect to the rear over an adjoining field. The comfortable accommodation includes an enclosed entrance porch, a spacious 18ft lounge, dining room, modern fitted kitchen, three bedrooms and a luxury family bathroom. Outside there is a wide driveway to the front providing off-road parking for at least 2 cars whilst to the rear, there is a private, low-maintenance garden. Tenure: Freehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: £295,000

## ENTRANCE PORCH

## LOUNGE

18' 5" x 13' 0" (5.61m x 3.96m)



## DINING ROOM

9' 10" x 8' 2" (2.99m x 2.49m)



## KITCHEN

9' 10" x 9' 8" (2.99m x 2.94m)



## FIRST FLOOR LANDING

## BEDROOM ONE

13' 0" x 11' 4" (3.96m x 3.45m)



## BEDROOM TWO

11' 4" x 9' 10" (3.45m x 2.99m)



## BEDROOM THREE

10' 0" into doorway x 12' 4" (3.05m x 3.76m)



## LUXURY BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m)



## OUTSIDE



## VIEWING ARRANGEMENTS

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



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