



## Newstead Grove, Bredbury, SK6 2NW

Newstead Grove is a short cul-de-sac conveniently situated for access to Stockport Town centre and the M60 Motorway and enjoys access to attractive walks along the River Goyt Valley leading to Chadkirk Park. The property itself enjoys an elevated outlook to the front and comfortable family accommodation comprising: Lounge, modern fitted dining kitchen, three good sized bedrooms and a modern family bathroom. Outside there is a good sized, enclosed south-westerly facing rear garden. Tenure: Freehold. Council Tax Band: B. EPC rating: to follow

Price Guide: Offers Over £220,000





16' 0" x 13' 4" (4.87m x 4.06m)



9' 10" x 9' 1" (2.99m x 2.77m)



6' 6" x 6' 6" (1.98m x 1.98m)



16' 0" x 9' 10" (4.87m x 2.99m)



8' 11" x 6' 10" (2.72m x 2.08m)



## A photograph of a garden area. In the foreground, there is a paved patio made of large, light-colored rectangular stones. On the patio, there is a small black metal table with four matching chairs. To the right of the patio is a white wooden shed with a dark roof. Beyond the patio and shed is a green lawn. The lawn is bordered by a wooden fence on the left and a brick wall on the right. In the background, there are trees and a blue sky with white clouds.

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



## BEDROOM ONE

13' 4" x 9' 8" (4.06m x 2.94m)



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