



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

**thomas
lardner**

LOUNGE

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



BEDROOM TWO

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



FAMILY BATHROOM

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



DINING KITCHEN

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



BEDROOM THREE

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



OUTSIDE



A dining room featuring a wooden table and four dark chairs. Above the table hangs a large, rectangular framed mirror divided into a grid. To the right, a built-in cabinet with light-colored doors is visible. The room has a warm, minimalist aesthetic.

FIRST FLOOR LANDING

BEDROOM ONE

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



GROUND FLOOR
37'1" x 41'1" (11.3m x 12.5m) approx

1ST FLOOR
37'1" x 19'8" (11.3m x 5.9m) approx

Lounge
KITCHEN/DINER
STORAGE
BEDROOM
BEDROOM
BEDROOM
LANDING
BATHROOM
STORAGE
TOTAL FLOOR AREA: 112.00 sq m (1200 sq ft) approx

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