



## Victoria Avenue, Bredbury, SK6 1SD

This two bedroom semi detached bungalow is situated on a highly popular cul-de-sac development close to local amenities including Bredbury Railway Station and local shops. Well presented and offered with no onward chain the accommodation briefly comprises: Entrance hall, lounge, fitted kitchen, conservatory overlooking the rear garden, two good sized bedrooms (main with built in wardrobes) & modern shower room. To the outside of the property gardens extend to both the front & rear and a driveway provides off road parking for several vehicles. Gas central heating is installed along with majority uPVC double glazing. An early viewing of this property is strongly recommended.

Price Guide: £230,000 NO CHAIN



**ENTRANCE HALL**

9' 2" x 3' 0" (2.79m x 0.91m)

**LOUNGE**

15' 9" x 11' 1" (4.80m x 3.38m)

**FITTED KITCHEN**

10' 8" x 7' 1" (3.25m x 2.16m)

**CONSERVATORY**

17' 1" x 5' 7" (5.20m x 1.70m)



**BEDROOM ONE**

10' 3" x 9' 10" (3.12m x 2.99m)



**BEDROOM TWO**

13' 7" x 7' 5" (4.14m x 2.26m)



**MODERN SHOWER ROOM**

6' 4" x 5' 1" (1.93m x 1.55m)



**VIEWING ARRANGEMENTS**

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

EPC rating D.

**OUTSIDE**



GROUND FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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