



Yew Tree Drive, Bredbury, SK6 2HJ

Extremely well Presented 3 bed semi detached property that has been re-modelled to provide a 'ready to move into' home in a popular location close to local schools. The property provides an opportunity to acquire a good sized, well presented family home with a generous sized lawned rear garden. Featuring: Hall, large lounge, fabulous open plan quality fitted dining kitchen with Velux roof windows & patio doors, conservatory, luxury ground floor family bathroom and then to the first floor, 3 good sized beds with en-suite shower room to the main bedroom. uPVC double glazing is installed along with gas central heating & there is a block paved driveway providing off road parking. This is sure to prove an extremely popular family home so an early viewing is essential if you don't want to miss out.

Price Guide: 'Offers Over' £250,000



ENTRANCE HALL

5' 10" x 5' 8" (1.78m x 1.73m)

LOUNGE

12' 10" x 12' 9" (3.91m x 3.88m)

FITTED KITCHEN

8' 11" x 6' 4" (2.72m x 1.93m)

**DINING AREA**

15' 7" x 9' 8" (4.75m x 2.94m)

**CONSERVATORY**

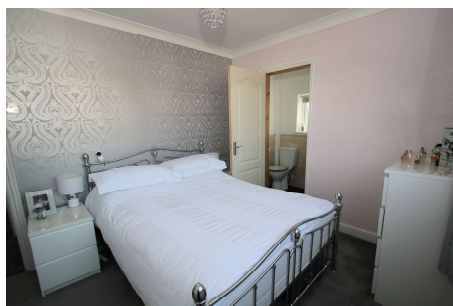
8' 0" x 7' 8" (2.44m x 2.34m)

**GROUND FLOOR BATHROOM**

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

**LANDING****BEDROOM ONE**

11' 5" x 9' 4" (3.48m x 2.84m)

**EN-SUITE SHOWER ROOM**

6' 3" x 3' 7" (1.90m x 1.09m)

BEDROOM TWO

11' 5" x 9' 4" (3.48m x 2.84m)

**BEDROOM THREE**

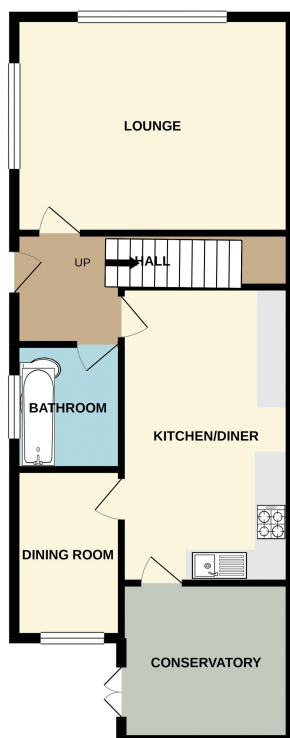
14' 9" x 7' 8" (4.49m x 2.34m)

**OUTSIDE****VIEWING ARRANGEMENTS**

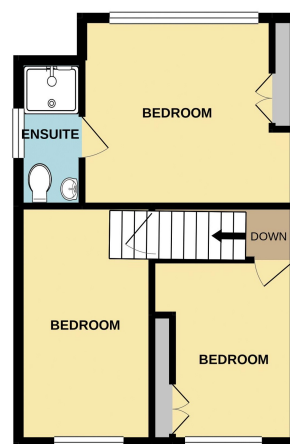
Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

EPC Rating - E

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 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 for 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.

Made with Metrelog 6/2021

Thomas Lardner Estate Agents, which is a trading name of Stockport 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 for 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.

T709 Printed by Ravensworth 01670 713330