



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

thomas
lardner

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)



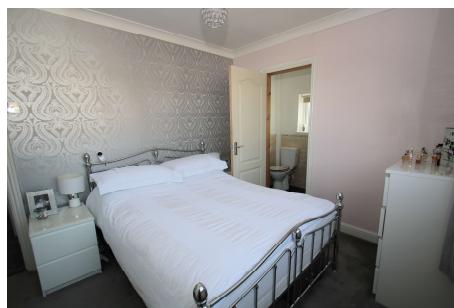
CONSERVATORY
8' 0" x 7' 8" (2.44m x 2.34m)



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

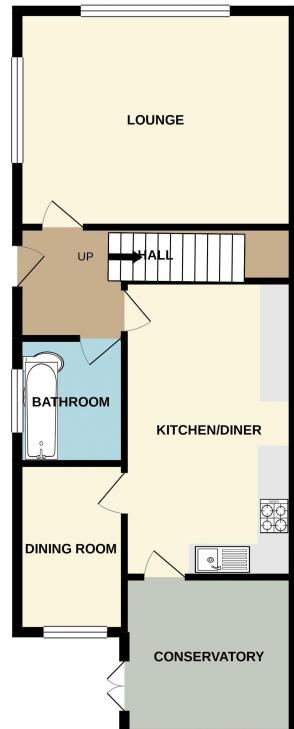


VIEWING ARRANGEMENTS

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 rooms and areas are for general guidance only and may not be exact. No responsibility is accepted for any omissions or mis-statements. 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 condition or working order can be given.
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