







## Wheatfield Close, Bredbury. SK6 1EW

Well Presented 3 bedroom semi detached home in this sought after cul-de-sac location. Contemporary styled and with a generous sized rear garden this beautifully presented home is sure to create much interest. Featuring: Entrance porch, living room, modern fitted dining kitchen with certain integral appliances, large conservatory overlooking the gardens, 3 bedrooms and modern bathroom. Gas central heating is installed, along with uPVC double glazing and there is a driveway providing off road parking. This house will not be on the market for long so early viewings are essential.

Energy Performance Rating: C. Council Tax Band: C. Tenure: Leasehold £40 per annum

thomas lardner

## LIVING ROOM

15' 8" x 14' 7" (4.77m x 4.44m)



**KITCHEN DINER** 

14' 7" x 8' 4" (4.44m x 2.54m)



**CONSERVATORY** 12' 8" x 9' 6" (3.86m x 2.89m)

**BEDROOM ONE** 

13' 1" x 8' 7" (3.98m x 2.61m)



**BEDROOM TWO** 

10' 0" x 8' 7" (3.05m x 2.61m)



**BEDROOM THREE** 

6' 7" x 5' 9" (2.01m x 1.75m)



**MODERN BATHROOM** 

6' 3" x 5' 9" (1.90m x 1.75m)



**OUTSIDE** 



## **VIEWING ARRANGEMENTS**

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



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 fur 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.

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