



## Osborne Street, Bredbury. SK6 2BT

This well presented 3 bedroom semi detached house is located in a sought after residential area close to Arden Primary School and convenient for the M60 motorway link. The stylish property features: Entrance hall, through lounge/dining room, fitted kitchen with access to the integral garage, 3 bedrooms and large bathroom with separate WC. Gas central heating is installed along with uPVC double glazing. Outside the driveway provides off road parking and there is a lawned garden to the rear of the property. Take a look - these houses always prove popular and we would suggest an early viewing if you do not want to miss out. Tenure - Leasehold 999 years with £4 per annum ground rent. EPC rating: E. Council Tax Band C.

Offers In Excess Of £250,000



### LIVING ROOM

11' 11" x 9' 11" (3.63m x 3.02m)



### BEDROOM TWO

11' 11" x 9' 11" (3.63m x 3.02m)



### BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m)



### DINING ROOM

11' 11" x 10' 6" (3.63m x 3.20m)



### BEDROOM THREE

7' 3" x 6' 11" (2.21m x 2.11m)



### OUTSIDE



### KITCHEN

14' 9" x 5' 1" (4.49m x 1.55m)



### VIEWING ARRANGEMENTS

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

### BEDROOM ONE

12' 2" x 11' 0" (3.71m x 3.35m)



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.

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