



## Sandringham Road, Bredbury, SK6 2EJ

This bay-fronted semi-detached family home enjoys an elevated setting with far reaching views and an attractive rear aspect as it adjoins a small wooded area. There is a shared driveway to the side which leads to a private parking area (or potential garage space) which in turn adjoins the garden. The accommodation includes an entrance hall, lounge and separate dining room, modern fitted kitchen, three bedrooms and a family bathroom. The property is ideally placed for those requiring access to Stockport centre or the M60 motorway. Tenure: Freehold. EPC rating: D. Council Tax Band: B.

Price Guide: £250,000





### ENTRANCE HALL

10' 8" x 5' 5" (3.25m x 1.65m)

### LOUNGE

12' 2" x 11' 1" (3.71m x 3.38m)



### BATHROOM

7' 1" x 6' 7" (2.16m x 2.01m)



### OUTSIDE



### DINING ROOM

12' 3" x 10' 10" (3.73m x 3.30m)

### KITCHEN

9' 0" x 6' 5" (2.74m x 1.95m)

### FIRST FLOOR LANDING

### BEDROOM ONE

12' 1" x 11' 1" (3.68m x 3.38m)



### VIEWING ARRANGEMENTS

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

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### BEDROOM TWO

11' 10" x 11' 2" (3.60m x 3.40m)



### BEDROOM THREE

6' 9" x 6' 8" (2.06m x 2.03m)



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