



Ruskin Grove, Bredbury. SK6 1DW

This well presented double fronted semi detached property offers extremely spacious accommodation with the potential to extend. Set within a large plot that features a long brick paved driveway to the front and a large landscaped rear garden. Ideal for those working from home or those needing a little extra space, the property also comes with a summer house with large living accommodation and shower room. The accommodation comprises Porch, reception hall, living room with patio doors to conservatory, dining room, high gloss fitted kitchen with certain integral appliances, rear porch and ground floor WC, 3 good sized bedrooms, modern family bathroom and additional modern shower room. Gas central heating, uPVC double glazing are installed. Take a look - you will not be disappointed. EPC rating C. Tenure Freehold. Council Tax Band B.

Offers In Excess of £325,000



LIVING ROOM

16' 0" x 12' 0" (4.87m x 3.65m)

**BEDROOM ONE**

12' 0" x 10' 8" (3.65m x 3.25m)

**SUMMER HOUSE SITTING ROOM**

23' 3" x 10' 10" (7.08m x 3.30m)

**DINING ROOM**

12' 0" x 10' 0" (3.65m x 3.05m)

**BEDROOM TWO**

11' 4" x 10' 0" (3.45m x 3.05m)

**SUMMER HOUSE SHOWER ROOM**

7' 9" x 5' 10" (2.36m x 1.78m)

**FITTED KITCHEN**

15' 3" x 8' 4" (4.64m x 2.54m)

**BEDROOM THREE**

8' 5" x 8' 4" (2.56m x 2.54m)

**OUTSIDE****CONSERVATORY**

12' 0" x 7' 8" (3.65m x 2.34m)

GROUND FLOOR WC

3' 0" x 4' 11" (0.91m x 1.50m)

FAMILY BATHROOM

8' 6" x 4' 7" (2.59m x 1.40m)



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