



Woodbank Avenue, Bredbury. SK6 2PE

This two bedroom semi detached home is located on a popular development and features a large lawned rear garden and patio in addition to a driveway providing off road parking. The property has been re-roofed in 2021 and a new gas central heating boiler was installed in 2020. A rewire was completed in 2022. Entrance hall, living room, superb newly fitted kitchen with ground floor WC. To the first floor are two double bedrooms and luxury shower room. Double glazing is installed along with uPVC soffits and fascias etc. This property is sure to interest first time buyers or buy to let investors so an early viewing is essential if you don't want to miss out.

Tenure Leasehold. EPC rating: D. Council Tax Band D.
Asking Price £230,000



LIVING ROOM

11' 2" x 10' 6" (3.40m x 3.20m)



BEDROOM TWO

10' 7" x 8' 6" (3.22m x 2.59m)



OUTSIDE



KITCHEN

14' 2" x 10' 3" (4.31m x 3.12m)



LUXURY SHOWER ROOM

6' 4" x 5' 5" (1.93m x 1.65m)



WC



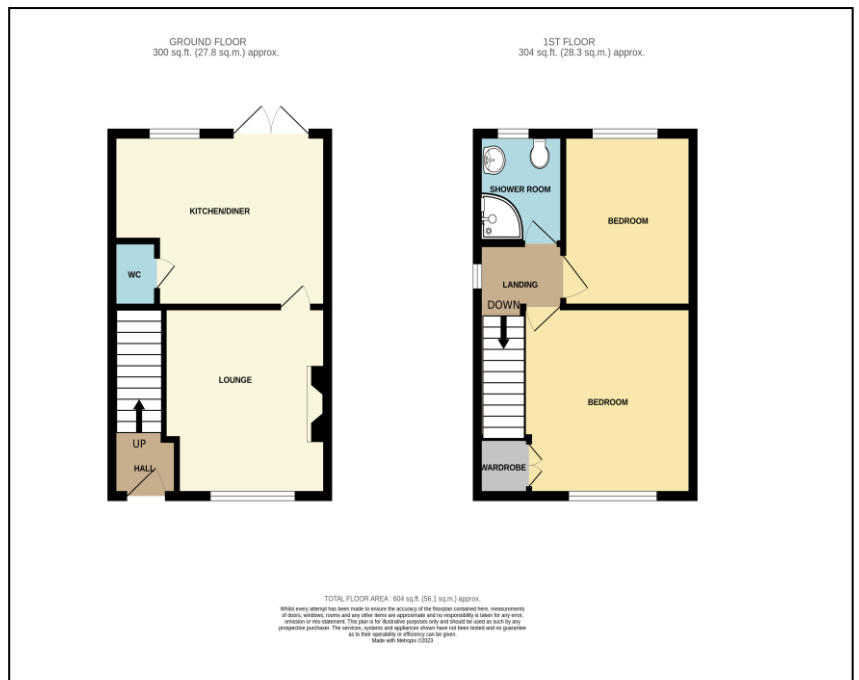
VIEWING ARRANGEMENTS

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

EPC Rating - D
Tenure - Leasehold 999 Years
£10 PER ANNUM
Council Tax Band - B

BEDROOM

10' 5" x 10' 4" (3.17m x 3.15m)



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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