

JULIAN
WADDEN





53 Higher Bents Lane
Bredbury
Guide price £135,000



Square Footage: 952
Council Tax Band: B
Tenure:
Service Charge:
Sat Nav Directions: SK6 1EE

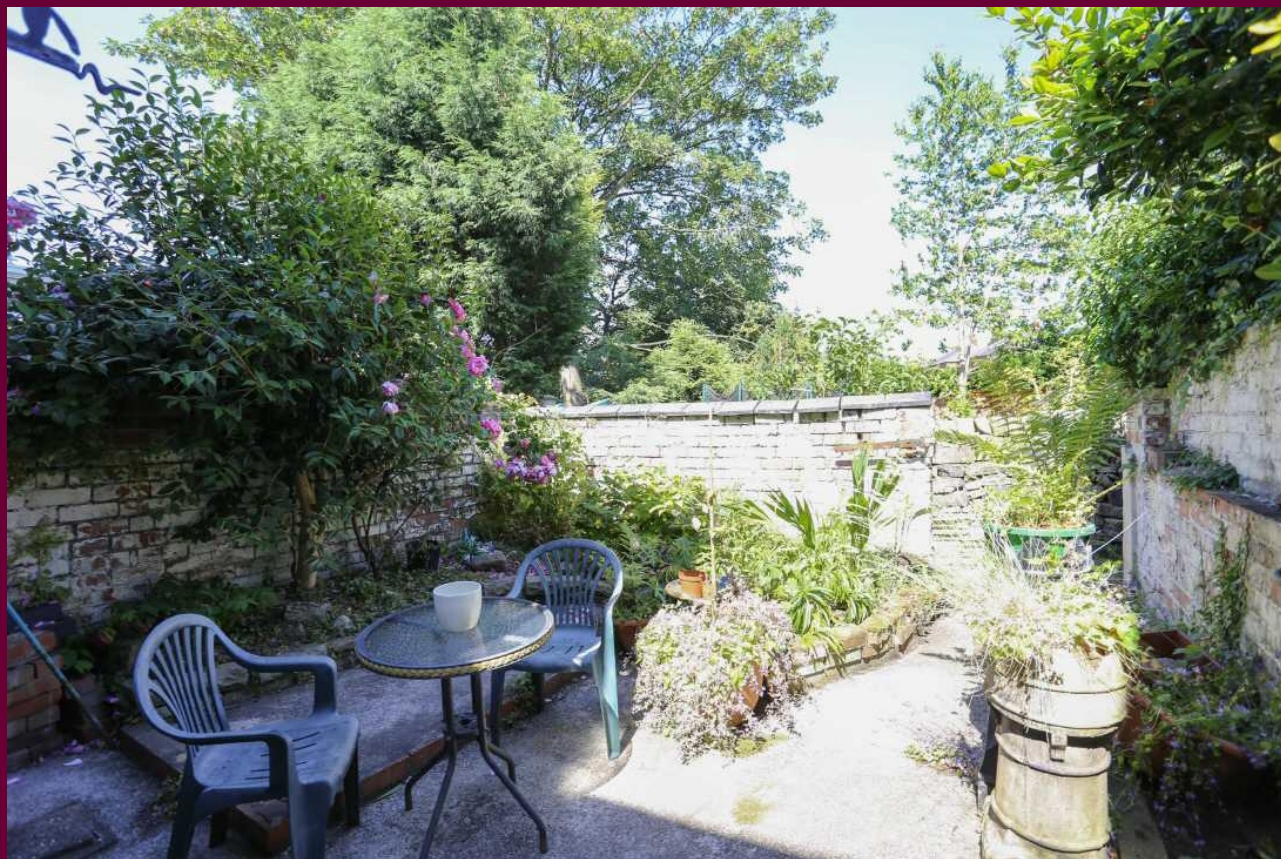
A well presented and spacious three bedroom mid terrace property with a front and rear yard.

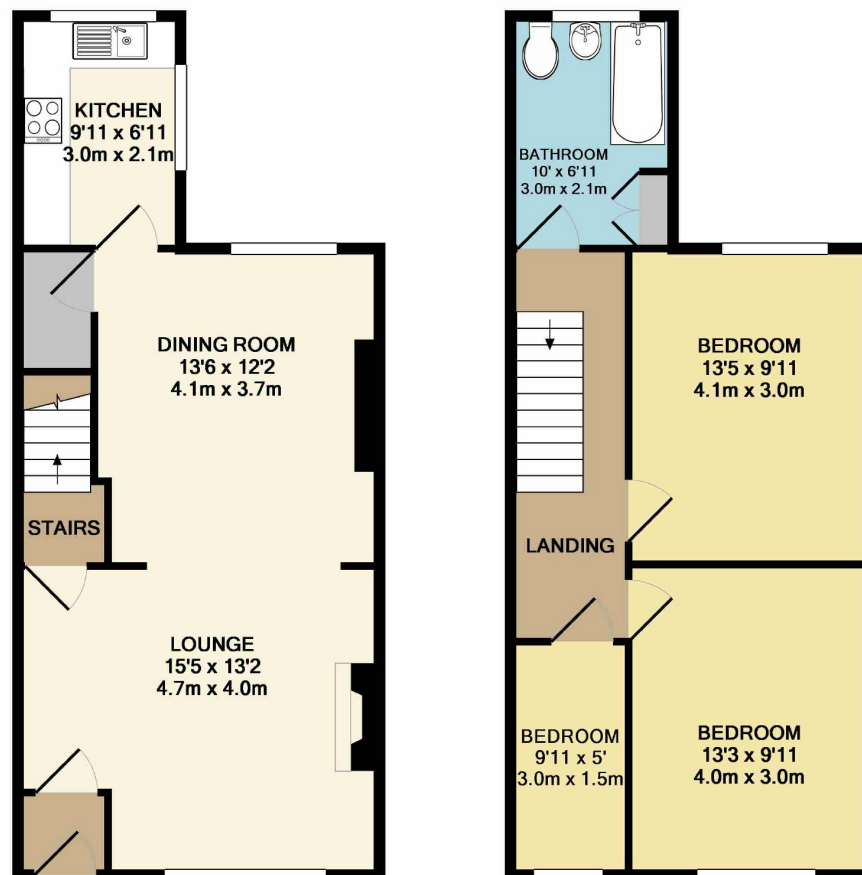
In brief the property offers to the ground floor; vestibule entrance hall leading into the spacious lounge which has been made open plan with the dining room. Useful under stairs storage can be found off the dining room. The kitchen reveals plenty of storage units and ample work surfaces.

The first floors reveals three bedrooms with two doubles and a single bedroom. There is also a spacious three piece bathroom suite.

Externally to the rear there is a private rear yard.

PN: This property has had minor structural movement but has had work carried to correct any issues and has been given a certificate of structural integrity. All reports are available to view.





GROUND FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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