

A photograph of a two-story brick house with a white front door and bay windows. The house is set on a brick-paved driveway. A white car is parked on the left, and a garage is visible in the background. A maroon banner with the text 'JULIAN WADDEN' is overlaid in the top right corner.



94 Sandringham Road
Bredbury, Stockport
Guide price £270,000



Square Footage: 1411
Council Tax Band: C
Tenure: Leasehold
Service Charge:
Sat Nav Directions: SK6 2EL

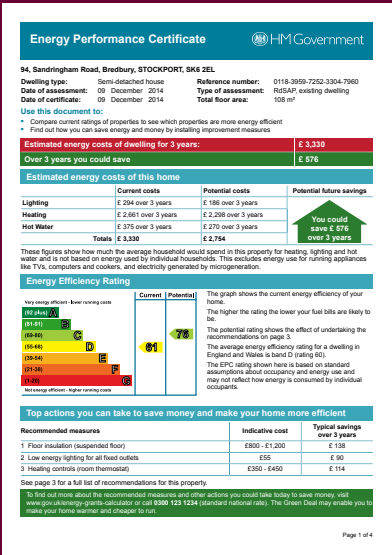
EXSTENSIVE PLOT!! A well presented extended three bedroom family home situated on a generous plot.

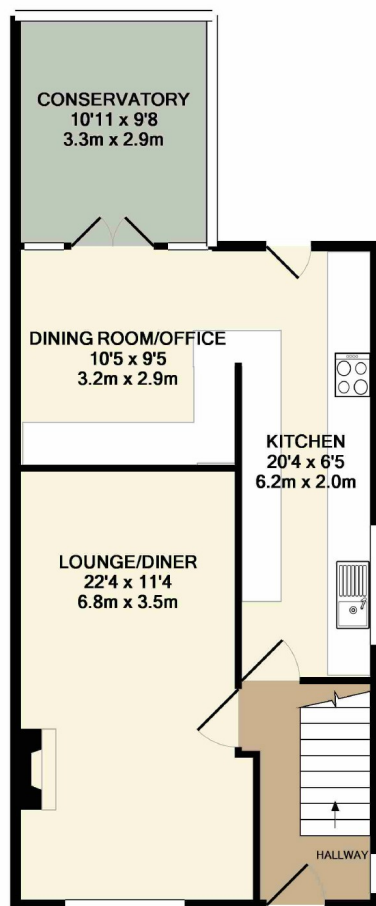
In brief the property offers to the ground floor; entrance hallway with stairs leading to the first floor, a spacious lounge and dining area. The kitchen gives ample work surface space and storage units, this flows around to a study area that can also be used as a dining space with patio doors leading into the conservatory which over looks the beautiful garden.

The first floor reveals three bedrooms, a large dressing room and not only one but two family bathrooms. The bedrooms are all well proportioned with three doubles and the master providing fitted wardrobe. There is also a loft space which has electric and is fully boarded, great for that additional storage space.

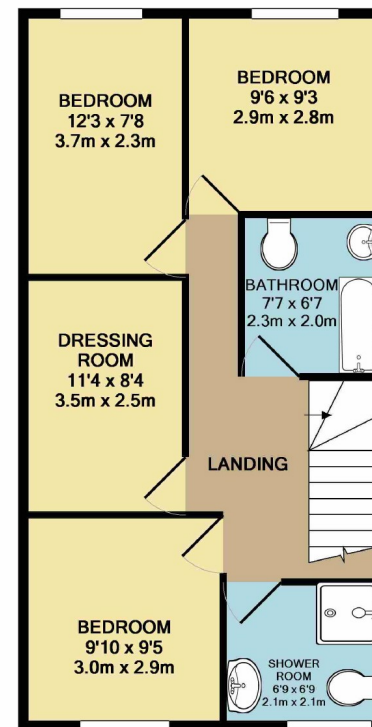
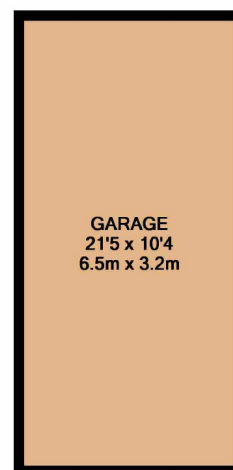
Externally the property offers off road parking for multiple vehicles to the front and to the side of the property, an extensive beautiful rear garden which is mainly laid to lawn and is not over looked. It provides outdoor storage and a summer house. Perfect for a growing family to enjoy.

The property is located close to Arden Primary School, public transport links and local shops.





GROUND FLOOR
APPROX. FLOOR
AREA 844 SQ.FT.
(78.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 567 SQ.FT.
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1411 SQ.FT. (131.1 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.
Made with Metropix ©2019

Marple Branch
2 The Hollins, Stockport Road, Marple, Stockport, SK6 6AY | 0161 4270755
marple@julianwadden.co.uk | www.julianwadden.co.uk

**JULIAN
WADDEN**

FOR FACTS STATS AND ALL THINGS MARPLE
VISIT WWW.MARPLEPROPERTYBLOG.COM

Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.

rightmove

The Property
Ombudsman