



Fortyacre Drive
Bredbury

Carter Jonas

52 FORTYACRE DRIVE BREDBURY STOCKPORT SK6 2EZ

Reception Hall · Sitting room · Kitchen
Three Bedrooms · Bathroom · Corner Plot
Garden · Parking

DESCRIPTION

The ground floor has a reception hall with staircase, sitting room with central fireplace and dining area. The kitchen has a range of cabinets including an integrated oven and hob, and door out to the garden.

The first floor has two double bedrooms, a good single bedroom, bathroom and separate toilet.

The property has a front garden with lawn and borders. The rear garden has a lawn and rear access to parking.

Situated on a corner plot the property offers scope to potentially extend, subject to obtaining the relevant planning consent.

LOCATION

The property is ideally located within close distance of Arden Park Primary School, Bredbury Station and the Goyt Valley Country Park, whilst all other essential amenities are within easy reach including Stockport town centre and the M60 motorway.

Stockport - 2 miles
M60 Junction 27 - 1.5 miles
Manchester Piccadilly Station - 8.5 miles

All times and distances approximate.

A THREE BEDROOM SEMI DETACHED HOUSE IN NEED OF MODERNISATION, OCCUPYING A CORNER PLOT WITH SCOPE TO IMPROVE (SUBJECT TO PLANNING)



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: SK6 2EZ

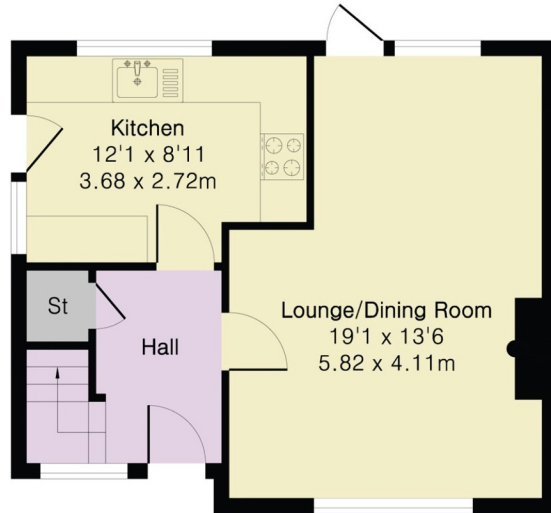
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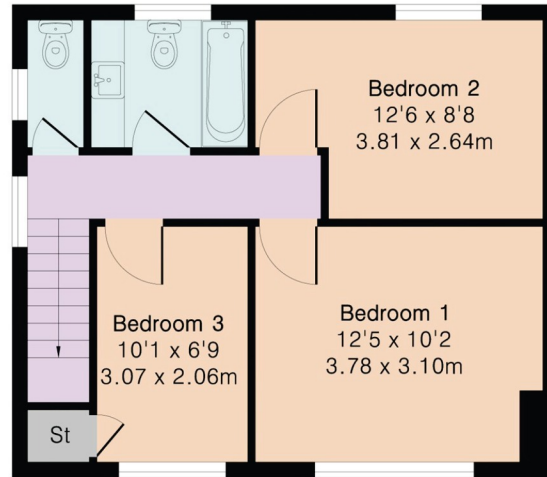
Approximate Gross Internal Area 836 sq ft - 77 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 425 sq ft – 39 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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