



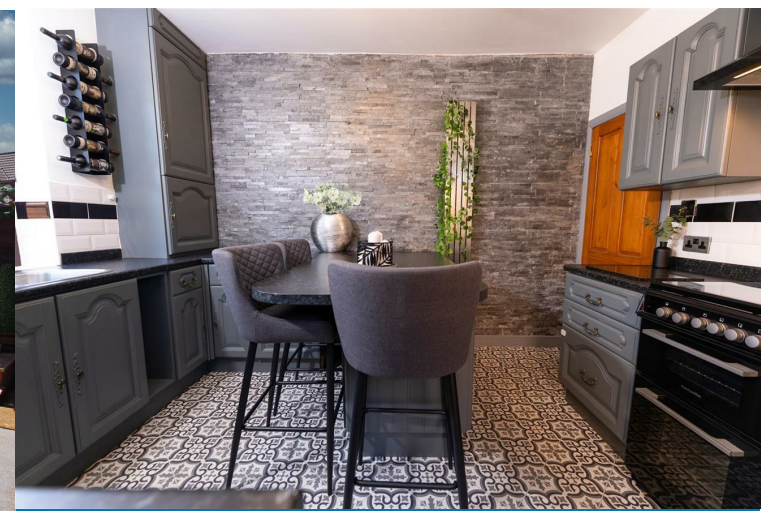
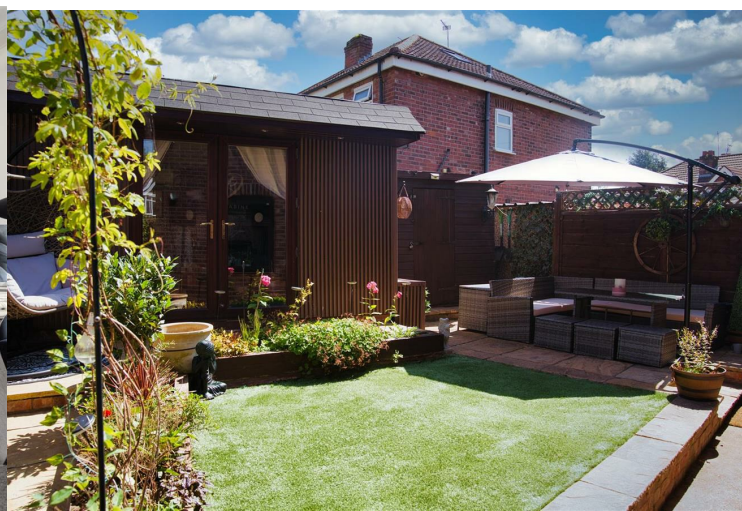
Elm Tree Road, Bredbury,

 3 |  1 |  1

Asking  
price

£300,000





## Property

# Elm Tree Road, Bredbury,

Detached Home with Garden Room & Potential to Extend (STPP)

Welcome to this beautifully presented 3-bedroom semi-detached property, perfectly positioned in the heart of sought-after Bredbury. This home offers the ideal blend of modern living and future potential, located just a stone's throw from excellent local schools, major transport links, and all everyday amenities.

Inside, the property is tastefully decorated throughout, offering a warm and stylish space ready to move straight into. The bright and spacious layout includes a welcoming hallway, generous lounge, and a modern kitchen/diner ideal for family life and entertaining.

Upstairs you'll find three well-proportioned bedrooms and a contemporary family bathroom, providing comfortable accommodation for couples, growing families or downsizers alike.

Externally, the property boasts well-maintained gardens to both the front and rear. A real highlight is the garden room/office – a fantastic bonus space that can be used as a home office, gym, playroom or studio. It is fully insulated with hot and cold A/C. The property also offers excellent potential to extend (subject to the relevant planning permissions), making it a great long-term investment.

### Key Features:

- Three-bedroom semi-detached home
- Sought-after Bredbury location
- Close to excellent schools, shops & transport links
- Beautifully decorated throughout
- Spacious living accommodation
- Front and rear gardens
- Garden room/home office
- Scope to extend (STPP)

Don't miss this fantastic opportunity to secure a stunning home in a highly desirable area. Early viewing is highly recommended!

## Key Features

- Three-bedroom semi-detached home
- Sought-after Bredbury location
- Close to excellent schools, shops & transport links
- Beautifully decorated throughout
- Spacious living accommodation
- Front and rear gardens
- Garden room/office/gym
- Scope for extension (SSTC)

## Reception

3.32 x 5.43m

Lovely living dining room with feature wall panelling and dual aspect windows making it light and bright

## Kitchen Diner

3.63 x 3.27m

With a range of eye and base level units with breakfast bar, feature slate wall, contemporary radiator and door through to garden

## Bedroom One

3.22 x 3.5m

Double bedroom with view over front garden

## Bedroom Two

3.22 x 2.84m

Double bedroom with view over rear garden

## Bedroom Three

3.27 x 2.13m

Double bedroom with view over rear garden

## Bathroom

2.22 x 1.76m

White suite with shower over bath, floor to ceiling tiles

## Garden Room/Office

3.5 x 3.5m

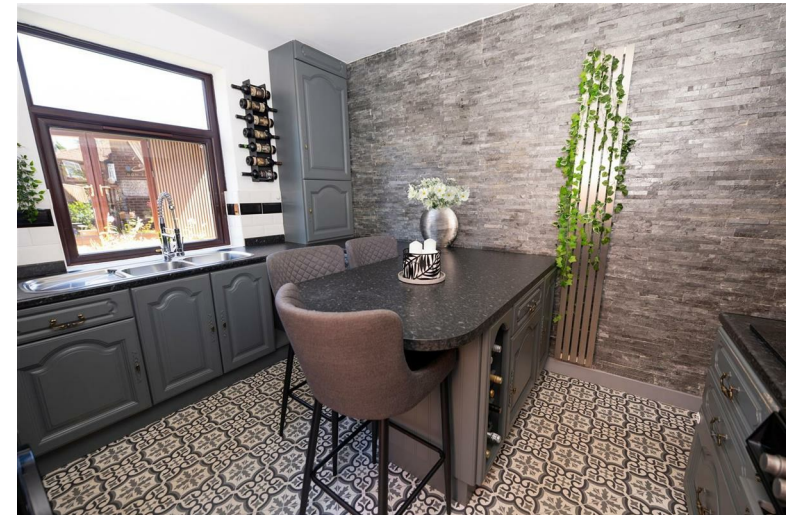
Fantastic garden room which could be used as a home office, gym or spare bedroom. Fully insulated with full hot/cold A/C

## Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

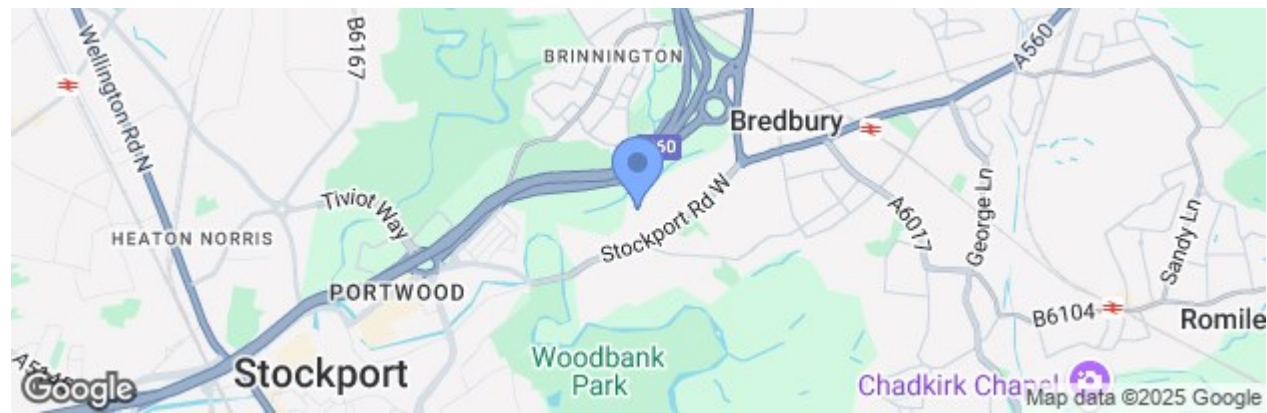
These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.

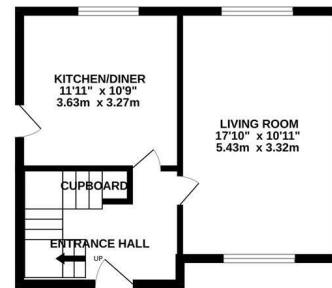




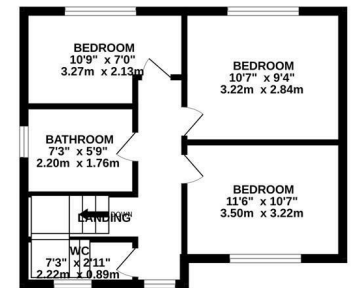
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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LOCAL AUTHORITY:

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