



Highcroft Road, Romiley, SK6 4PS

EXTREMELY WELL PRESENTED 3 bedroom detached true bungalow with 'ready to move into' accommodation. Enjoying fabulous far-reaching views, the bungalow is located on this sought after development convenient for Romiley Village and is sure to appeal to even the most discerning purchasers. Sitting in a manageable plot with driveway and attached garage. The accommodation features reception hall, living room, quality fitted kitchen with Integrated washing machine and fridge freezer, 3 bedrooms and modern bathroom. There is a useful underfloor storage area which houses the gas central heating boiler (installed 2018). It is essential that you take a look at the interior of this detached bungalow so you can fully appreciate just what is on offer here. EPC rating TBC. Tenure Leasehold: £11 per annum ground rent. Council Tax Band D.

Offers Over £350,000



ENTRANCE HALL

12' 3" x 6' 2" (3.73m x 1.88m)

LIVING ROOM

13' 0" x 11' 9" (3.96m x 3.58m)

KITCHEN

8' 11" x 8' 8" (2.72m x 2.64m)

BEDROOM ONE

11' 10" x 11' 0" (3.60m x 3.35m)



BEDROOM TWO/DINING ROOM

10' 9" x 10' 3" (3.27m x 3.12m)



CONSERVATORY

10' 11" x 9' 4" (3.32m x 2.84m)



BEDROOM THREE

9' 7" x 6' 11" (2.92m x 2.11m)



BATHROOM

7' 2" x 5' 3" (2.18m x 1.60m)



ATTIC ROOM

16' 2" x 12' 3" (4.92m x 3.73m)



GARAGE

15' 8" x 7' 6" (4.77m x 2.28m)

OUTSIDE



VIEWING ARRANGEMENTS

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



Thomas Lardner Estate Agents, which is a trading name of Romiley 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.

T709 Printed by Ravensworth 01670 713330