



## Padden Brook, Romiley, SK6 3AS

Well-presented modern end mews home which is located in a popular cul-de-sac close to Romiley Village. Not overlooked as there is woodland to the front and the attractive rear garden adjoins (although cannot access) the Peak Forest Canal. In addition to the attractive gardens are a good sized driveway and a detached garage so this property is sure to create much interest. Featuring: Porch, entrance hall, living room, fitted kitchen, beautiful conservatory, two double bedrooms and bathroom. Enclosed rear garden with summer house. Gas central heating and uPVC double glazing are installed. Council Tax band: B, EPC rating: to follow. Tenure: Long Leasehold

Price Guide: Offers Over £240,000



### ENTRANCE HALL

### LOUNGE

14' 4" x 11' 3" excluding recess (4.37m x 3.43m)

### DINING KITCHEN

15' 8" x 7' 7" (4.77m x 2.31m)



### CONSERVATORY

12' 2" x 8' 9" (3.71m x 2.66m)

### FIRST FLOOR LANDING

### BEDROOM ONE

15' 7" x 8' 10" (4.75m x 2.69m)



### BEDROOM TWO

10' 7" x 8' 1" (3.22m x 2.46m)



### BATHROOM

7' 2" x 5' 1" (2.18m x 1.55m)



### GARAGE

17' 6" x 9' 9" (5.33m x 2.97m)

### OUTSIDE



The property is set behind a small garden with adjoining driveway leading to the garage. The attractive

rear garden extends to the Peak Forest Canal and enjoys a good degree of privacy.



### VIEWING ARRANGEMENTS

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

EPC Rating - to follow

Council Tax Band B

Tenure - Long Leasehold



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