



Stockport Road, Romiley, SK6 3AA

A beautifully presented and surprisingly spacious three storey stone cottage conveniently located close to the village centre. Highlights include a 26ft living room, a modern kitchen with several built-in appliances, three good sized bedrooms (two being almost 15ft square), a luxury bathroom with large shower in addition to the bath and finally, an enclosed, south-facing rear garden. The property benefits from gas fired central heating and double glazed windows and also benefits from being within the catchment of the highly regarded Romiley Primary and Marple Hall Secondary schools. Tenure: Freehold. Council Tax Band: B. EPC rating: to follow.

Price Guide: £250,000



ENTRANCE VESTIBULE

LIVING ROOM

26' 5" x 13' 3" (8.05m x 4.04m)



FITTED KITCHEN

13' 3" x 8' 0" (4.04m x 2.44m)

With integrated oven, microwave and hob and built in fridge, freezer, dishwasher, washing machine and wine cooler.



FIRST FLOOR LANDING

BEDROOM ONE

15' 5" x 13' 5" (4.70m x 4.09m)



BEDROOM THREE

11' 9" x 7' 8" (3.58m x 2.34m)



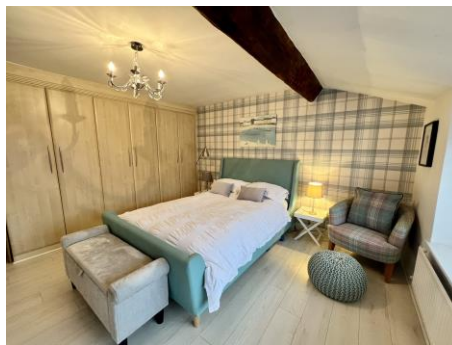
LUXURY BATHROOM

10' 9" x 7' 7" (3.27m x 2.31m)

SECOND FLOOR LANDING

BEDROOM TWO

14' 7" x 13' 4" (4.44m x 4.06m)



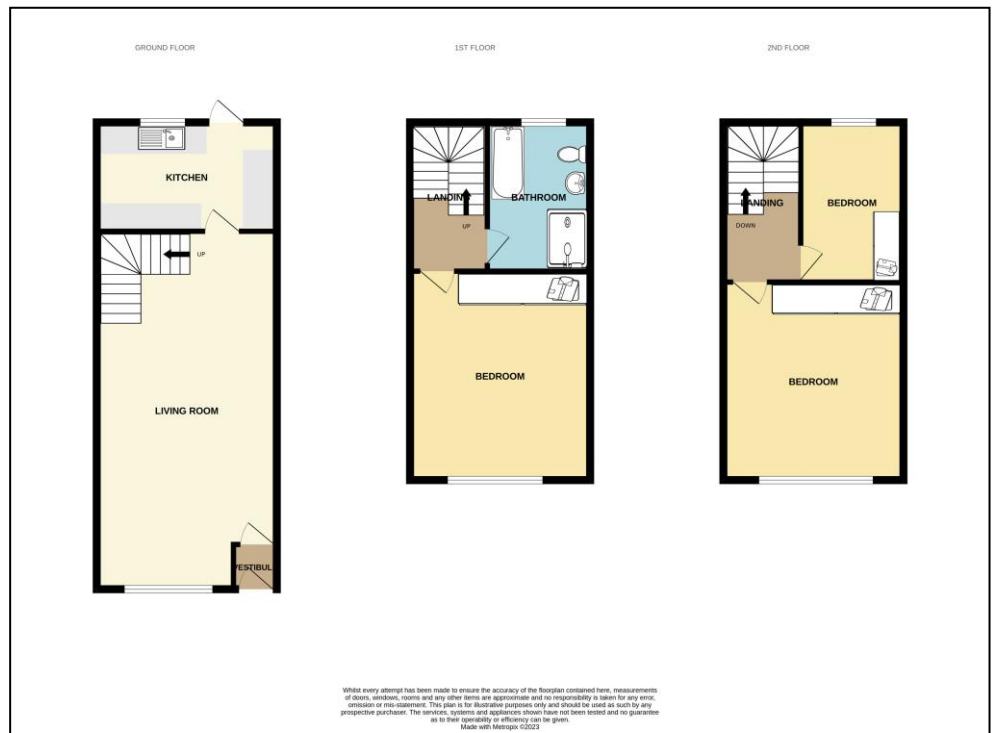
OUTSIDE

To the rear of the property there is an attractive, south-facing landscaped garden with stone storage/outside w.c.

VIEWING ARRANGEMENTS

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

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Council Tax Band B
Tenure - Freehold



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