



## 149 Overdale Road, Romiley, SK6 3EN

Immaculately presented - both inside and out! This extended, detached house enjoys a corner plot on the fringe of this sought-after residential development along with far reaching views over the adjoining countryside. The accommodation includes an entrance hall, 31'6" through lounge dining room, study/snug, modern fitted kitchen, first floor landing, four bedroom and a modern family bathroom. Outside there are immaculate, low maintenance gardens, a driveway and integral garage. This really is a lovely family home that must be viewed to be fully appreciated. Tenure: Freehold. Council Tax Band: E. EPC Rating: To follow.

Price Guide: £450,000



**ENTRANCE HALL**

**THROUGH LOUNGE/DINING ROOM**

31' 6" x 11' 5" max (9.59m x 3.48m)



**FIRST FLOOR LANDING**

**BEDROOM ONE**

12' 8" x 9' 9" excluding depth of wardrobes (3.86m x 2.97m)



**OFFICE/SNUG**

10' 0" x 7' 7" (3.05m x 2.31m)

**BEDROOM TWO**

11' 4" x 9' 6" (3.45m x 2.89m)



**KITCHEN**

12' 0" x 8' 4" (3.65m x 2.54m)

### BEDROOM THREE

13' 7" x 7' 10" (4.14m x 2.39m)



### INTEGRAL GARAGE

17' 6" x 8' 0" (5.33m x 2.44m)

### BEDROOM FOUR

6' 10" x 6' 4" (2.08m x 1.93m)

### FAMILY BATHROOM

8' 3" x 5' 5" (2.51m x 1.65m)

### OUTSIDE

There are beautiful gardens to three sides of the house which to the rear is particularly low maintenance. There is also a hardstanding to the side of the house which, with some fence alteration, could provide storage space for a caravan or boat.

### VIEWING ARRANGEMENTS

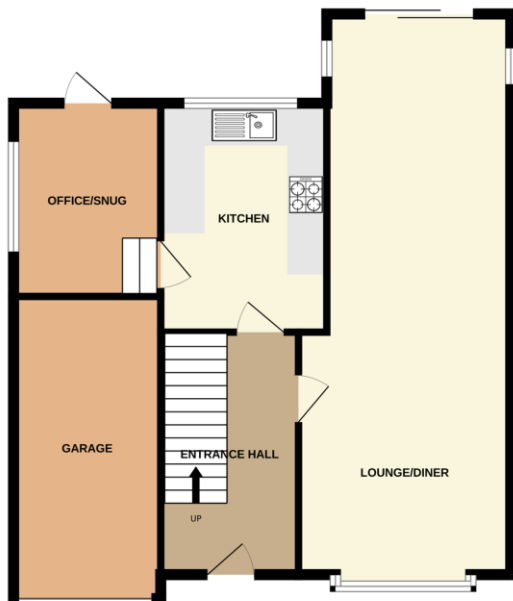
Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

EPC Rating - To Follow

Tenure: Freehold

Council Tax Band: E

GROUND FLOOR



1ST FLOOR





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



Thomas Lardner Estate Agents  
 4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA  
 0161 494 5136  
 enquiries@thomaslardner.com  
[www.thomaslardner.com](http://www.thomaslardner.com)