



38 Sunfield, Romiley, SK6 4BH

Enjoying a lovely setting surrounded by trees and communal gardens at the end of a short green, this immaculately presented family home has been the subject of extensive refurbishment over the last few years including a new central heating system, new kitchen, luxury bathroom and landscaping of the large sunny rear garden. The accommodation includes an entrance hall, lounge, dining area, kitchen, first floor landing, three bedrooms and the family bathroom. Outside, in addition to the beautiful rear garden there are communal gardens to the front and side of the property and ample communal parking at the head of the green. Tenure: Freehold. Council Tax Band: B. Energy Certificate: TBC.

Price Guide: £225,000



ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

15' 2" x 10' 1" (4.62m x 3.07m)

DINING AREA

11' 9" x 8' 9" (3.58m x 2.66m)



KITCHEN

8' 4" x 7' 4" (2.54m x 2.23m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 10" x 8' 4" (4.21m x 2.54m)



BEDROOM TWO

12' 4" x 7' 6" (3.76m x 2.28m)



BEDROOM THREE

7' 4" x 7' 3" (2.23m x 2.21m)

LUXURY BATHROOM

9' 6" x 6' 4" (2.89m x 1.93m)



LEASE & SERVICE CHARGE DETAILS

The property is Freehold. There is an annual service charge of £175.00 to cover to cost of the maintenance of communal grounds, carparks & communal lighting.



VIEWING ARRANGEMENTS

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



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