



Hill Street, Romiley, SK6 3AH

Offered with no onward chain this modern 2 bedroom home is well presented although is in need of some cosmetic updating which will allow the new owners to put their own stamp on the property. Set in a sought-after central Romiley cul-de-sac location close to all the local facilities including the Railway Station, the property is in catchment for Romiley Primary & Marple Hall Secondary Schools. With gas fired central heating (new boiler 2023) & double glazing the accommodation features: Entrance vestibule, Lounge, dining kitchen, conservatory, 2 double beds & a bathroom with white suite. There is a good sized rear garden & patio which adjoins the cul-de-sac to the side offering the potential to create off-road parking either at the side or end of the garden (subject to appropriate consent). Tenure: Freehold EPC Rating: C Council Tax: C

Price Guide: £245,000



ENTRANCE VESTIBULE

4' 3" x 4' 0" (1.29m x 1.22m)

LOUNGE

15' 5" x 11' 8" (4.70m x 3.55m)



DINING KITCHEN

11' 8" x 10' 3" (3.55m x 3.12m)



CONSERVATORY

10' 8" x 9' 8" (3.25m x 2.94m)



LANDING



BEDROOM ONE

11' 8" x 10' 6" into wardrobes (3.55m x 3.20m)



BEDROOM TWO

11' 8" x 7' 8" (3.55m x 2.34m)



BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m)



OUTSIDE



VIEWING ARRANGEMENTS

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



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