



Hill Rise, Romiley, SK6 3AP

This extremely well presented 3 bedroom detached home is located close to Romiley Village on this highly regarded road. Offered with NO ONWARD CHAIN the accommodation features: Entrance hall, lounge, dining area with patio doors to a large conservatory, fitted kitchen with oven, hob & extractor, 3 bedrooms (main with modern en-suite shower room) & modern family shower room. Gas central heating is installed (Worcester boiler) along with uPVC double glazing & to the front & side of the property is a block paved driveway providing off road parking. The enclosed lawned garden enjoys a welcome degree of privacy & there is a paved patio area. With plenty of potential to extend (subject to planning permission) this is sure to be a popular choice.

EPC Rating: TBC. Council Tax Band: E. Tenure: Freehold.

Price Guide: Offers Over £365,000



ENTRANCE HALL

10' 2" x 6' 2" (3.10m x 1.88m)



BEDROOM ONE

12' 4" x 11' 6" (3.76m x 3.50m)



BEDROOM THREE

9' 8" x 6' 9" (2.94m x 2.06m)

MODERN SHOWER ROOM

7' 5" x 7' 3" (2.26m x 2.21m)



LOUNGE

12' 8" plus bay x 12' 10" (3.86m x 3.91m)



EN-SUITE SHOWER ROOM

8' 6" x 2' 8" (2.59m x 0.81m)



OUTSIDE



DINING AREA

11' 2" x 9' 6" (3.40m x 2.89m)



BEDROOM TWO

12' 1" x 9' 2" plus recess (3.68m x 2.79m)



VIEWING ARRANGEMENTS

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

CONSERVATORY

12' 8" x 12' 5" (3.86m x 3.78m)

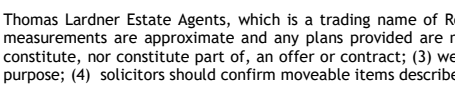
FITTED KITCHEN

9' 6" x 7' 10" (2.89m x 2.39m)



LANDING

6' 10" x 5' 2" (2.08m x 1.57m)



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.

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