



Overdale Road, Romiley, SK6 3EN

This extremely well presented 3 bedroom semi detached has been extended to provide generous sized accommodation that is sure to interest young families. Enjoying a good sized plot with gardens to the side & rear the property features: porch, hall, lounge which opens to a dining room, comprehensively fitted kitchen with oven, hob & extractor, utility room, 3 beds (main with fitted wardrobes) & a modern bathroom with additional shower enclosure. Gas central heating is installed (Vaillant boiler fitted 03/19) along with uPVC double glazing & uPVC soffits & fascias etc. A block paved driveway provides off road parking & leads to the garage. The property is convenient for local primary & secondary schools & is on the doorstep of the Goyt Valley with some lovely walks to be had. Tenure: Freehold. Council Tax Band: C. Energy Rating: D.

Price Guide: £300,000 NO CHAIN



RECEPTION HALL

14' 1" x 7' 0" (4.29m x 2.13m)



LOUNGE

15' 5" into bay x 11' 4" (4.70m x 3.45m)

DINING ROOM

12' 0" x 9' 5" (3.65m x 2.87m)



FITTED KITCHEN

11' 8" x 8' 1" (3.55m x 2.46m)



UTILITY ROOM

9' 5" x 9' 0" (2.87m x 2.74m)



LANDING

9' 5" x 6' 3" plus doorway (2.87m x 1.90m)
Access via a pull down ladder to the lined and boarded loft space.

BEDROOM ONE

13' 1" x 9' 10" to robes (3.98m x 2.99m)



BEDROOM TWO

11' 4" x 10' 0" (3.45m x 3.05m)



BEDROOM THREE

7' 1" x 6' 3" (2.16m x 1.90m)

MODERN BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m)



ATTACHED GARAGE

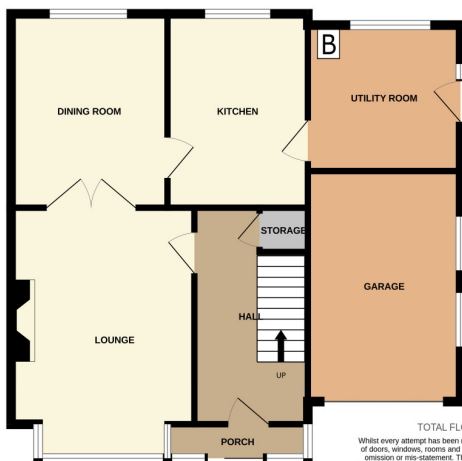
14' 4" x 9' 6" (4.37m x 2.89m)



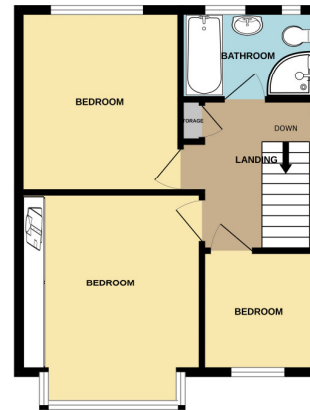
VIEWING ARRANGEMENTS

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

GROUND FLOOR
716 sq. ft. (66.5 sq. m.) approx.



1ST FLOOR
429 sq. ft. (39.9 sq. m.) approx.



TOTAL FLOOR AREA: 1145 sq. ft. (106.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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