



## Montagu Street, Compstall, SK6 5JE

This beautifully finished, traditional terraced cottage enjoys a sought-after setting overlooking Etherow Country Park to the front and was fully refurbished in 2022 to include a re-wire, new central heating, re-plastering, new windows and a new kitchen and bathroom. The boiler has subsequently been replaced in March 2024. This property really is ready to move into! The accommodation includes a living room, dining kitchen, large utility room, luxury bathroom, two double bedrooms and a useful attic room. Outside there is residents only parking to the front and a raised garden to the rear of the property is used by the current owner but is not included on the deeds. Tenure: Long leasehold. Council Tax Band: C. EPC Rating: C.

Asking Price: £305,000



### LIVING ROOM

13' 2" x 13' 1" (4.01m x 3.98m)



### LUXURY BATHROOM

8' 2" x 6' 8" (2.49m x 2.03m)



### BEDROOM TWO

12' 6" x 10' 0" (3.81m x 3.05m)



### DINING KITCHEN

13' 2" x 12' 0" (4.01m x 3.65m)



### FIRST FLOOR LANDING

### BEDROOM ONE

13' 5" x 13' 2" (4.09m x 4.01m)



### ATTIC BEDROOM

16' 2" max x 12' 10" (4.92m x 3.91m)



### OUTSIDE

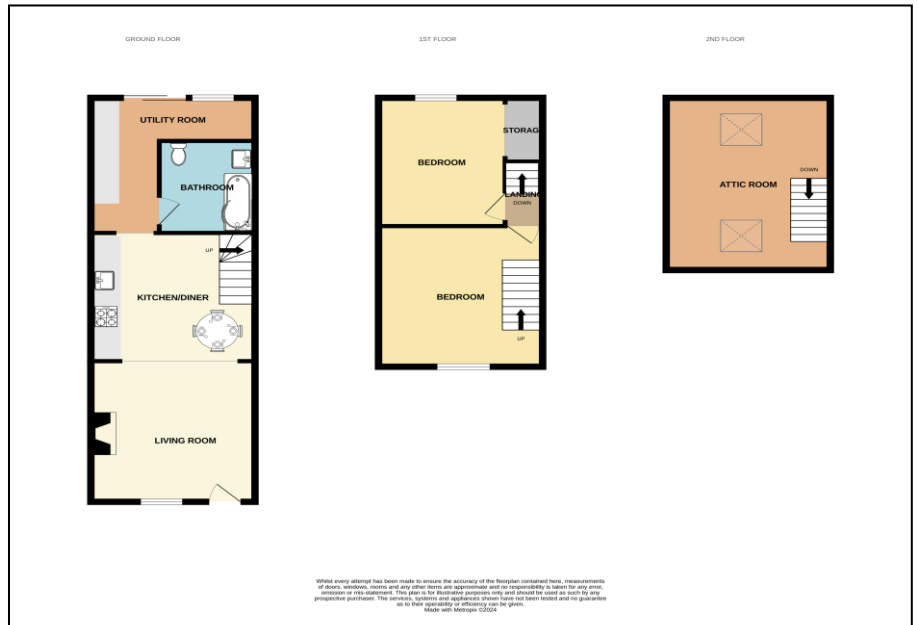
A raised garden to the rear of the property is used by the current owner but is not included on the deeds.

### VIEWING ARRANGEMENTS

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

### UTILITY ROOM

13' 7" x 12' 9" L-shaped (4.14m x 3.88m)



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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