



## Central Drive, Romiley, SK6 4PE

This extremely well presented 3 bedroom semi detached is located in the heart of Romiley Village with the railway station, primary school and park close by. Offered with no onward chain the property is 'ready to move into' with landscaped gardens to the front and rear together with a block paved driveway leading to a detached garage. The accommodation comprises: Entrance hall, 23ft 6in through lounge with feature fire and patio doors, modern fitted kitchen with oven, hob, extractor, washing machine and dryer, 3 good sized beds (2 with built in wardrobes) & modern bathroom. Gas central heating is installed along with uPVC double glazing and a composite entrance door. Sure to prove popular - we would suggest an early viewing if you do not want to miss out. Tenure: Freehold.

Council Tax Band: D. Energy Rating: C.

Price Guide: Offers Over £340,000



**ENTRANCE HALL**

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

**FITTED KITCHEN**

11' 4" x 7' 6" (3.45m x 2.28m)



**THROUGH LOUNGE**

23' 6" x 10' 10" (7.16m x 3.30m)



**LANDING**

9' 2" x 5' 8" (2.79m x 1.73m)



**BEDROOM ONE**

11' 7" x 9' 4" to wardrobes (3.53m x 2.84m)



**BEDROOM TWO**

11' 1" x 9' 5" to wardrobes (3.38m x 2.87m)



**BEDROOM THREE**

8' 10" x 7' 7" (2.69m x 2.31m)



**MODERN BATHROOM**

7' 7" x 4' 5" (2.31m x 1.35m)



**OUTSIDE**



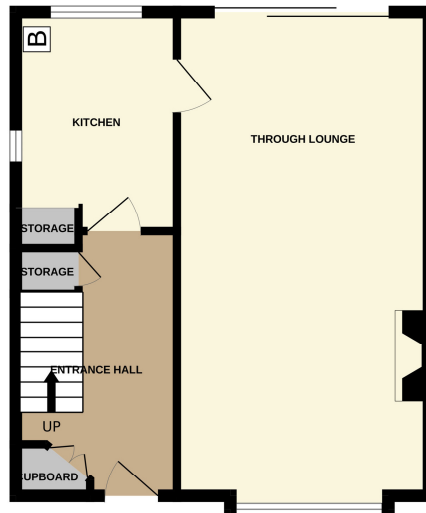
**VIEWING ARRANGEMENTS**

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

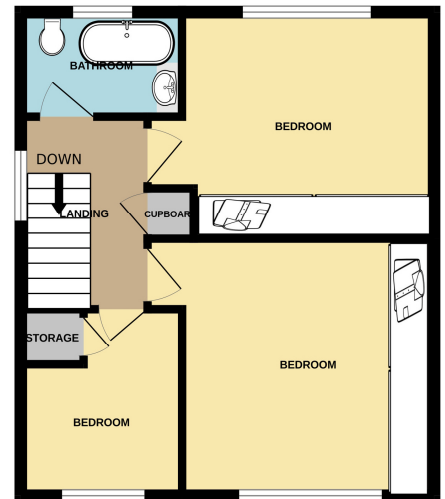
**NOTE:**

One of the owners of this property works in Estate Agency.

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Thomas Lardner Estate Agents  
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA  
0161 494 5136  
enquiries@thomaslardner.com  
www.thomaslardner.com