



Overdale Road, Romiley, SK6 3HL

This is an extremely well presented semi detached home with 3 double bedrooms and a well tended lawned rear garden enjoying a southerly aspect. Located on a popular development convenient for Romiley Village and Railway Station the property features: Utility porch, ground floor WC, inner hall, lounge with patio doors to the garden, fitted kitchen which opens to a dining room, 3 good sized bedrooms and modern shower room. Features include gas central heating (Worcester boiler), uPVC double glazing, boarded loft space with pull down ladder and resin finished driveway providing off road parking. Council Tax Band: C. Energy Rating: TBC. Tenure: Leasehold - 999 years with £12.00 Ground Rent.

Price Guide: Guide Price £283,000



UTILITY PORCH

12' 6" x 5' 5" (3.81m x 1.65m)



BEDROOM TWO

9' 3" x 8' 5" (2.82m x 2.56m)



BEDROOM THREE

9' 3" x 8' 2" (2.82m x 2.49m)



MODERN SHOWER ROOM

6' 7" x 5' 5" (2.01m x 1.65m)



VIEWING ARRANGEMENTS

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

INNER HALL

5' 5" x 4' 5" (1.65m x 1.35m)

GROUND FLOOR WC

7' 0" x 2' 1" (2.13m x 0.63m)

LOUNGE

16' 9" x 11' 5" plus recess (5.10m x 3.48m)



FITTED KITCHEN

10' 7" x 8' 0" (3.22m x 2.44m)



DINING ROOM

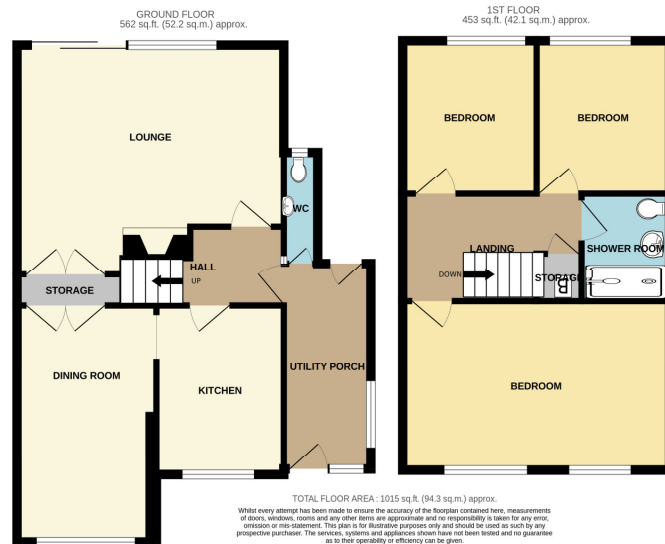
14' 9" x 8' 4" (4.49m x 2.54m)

LANDING

11' 2" x 6' 9" (3.40m x 2.06m)

BEDROOM ONE

16' 9" x 10' 10" (5.10m x 3.30m)



TOTAL FLOOR AREA: 1015 sq ft. (94.3 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 for 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.
March 2016 (Revised 01/08/16)

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