



89, Guywood Lane, Romiley. SK6 4AW

This beautifully presented and five bedroom detached property is located on a highly regarded road close to Romiley Village, Railway Station and Park. With a good sized enclosed rear garden, the property is sure to create much interest, particularly as the property has five spacious bedrooms. Featuring: Entrance hall, modern kitchen, through living / dining room, utility room and garage conversion ideal for use as a home office. There is a further ground floor WC. To the first floor are five bedrooms and a large modern bathroom with separate shower enclosure. Gas central heating is installed, along with uPVC double glazing and there is a driveway providing off road parking. The rear garden is laid mainly to lawn with a raised patio area. Take a look - houses in this location always prove very popular. Tenure Leasehold 4.50 Per annum. EPC rating D. Council Tax Band D.

Asking Price of £499,950



LIVING ROOM

17' 6" x 13' 8" (5.33m x 4.16m)



MASTER BEDROOM

13' 9" x 13' 6" (4.19m x 4.11m)



KITCHEN

11' 2" x 10' 9" (3.40m x 3.27m)



MODERN FAMILY BATHROOM

12' 7" x 7' 1" (3.83m x 2.16m)



DINING AREA

10' 11" x 9' 11" (3.32m x 3.02m)



BEDROOM TWO

12' 9" x 8' 7" (3.88m x 2.61m)



WC

5' 1" x 3' 10" (1.55m x 1.17m)

UTILITY ROOM

12' 2" x 8' 7" (3.71m x 2.61m)

OFFICE / FAMILY ROOM

17' 0" x 8' 9" (5.18m x 2.66m)

BEDROOM THREE

12' 6" x 8' 8" (3.81m x 2.64m)

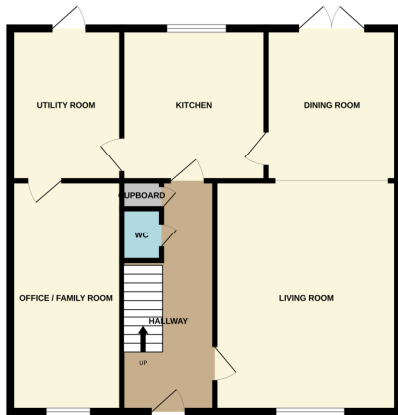


BEDROOM FOUR

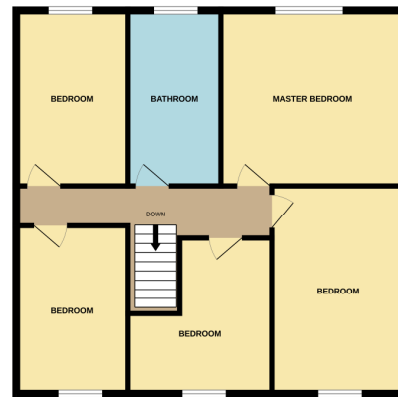
12' 9" x 8' 7" (3.88m x 2.61m)



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA - 1696 sq.ft. (157.5 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 fixtures, fittings and appliances shown here are not intended to be included in the purchase.





Thomas Lardner Estate Agents, which is a trading name of Stockport 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.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com