



## Beacon Road, Romiley. SK6 3HZ

This is a beautifully presented 'ready to move into' family home that has been extended to create a good sized kitchen. Located in a sought after residential area the property features a generous sized lawned rear garden and a garage with electric charging point and workshop. Featuring: Entrance porch, reception hall, lounge which opens to the dining area, conservatory overlooking the garden, 19ft 5in fitted kitchen with certain integral appliances, 3 bedrooms with built in furniture and modern family bathroom. Gas central heating is installed (Worcester boiler installed 2014) along with uPVC double glazing and uPVC soffits and fascias. Sure to prove popular - we would suggest an early viewing if you do not want to miss. EPC rating C. Council Tax Band C. Tenure Freehold with a 15.00 per annum Chief Rent.

Offers In Excess of £300,000





**LIVING ROOM**

14' 10" x 13' 9" (4.52m x 4.19m)

**MASTER BEDROOM**

12' 9" x 9' 6" (3.88m x 2.89m)

**MODERN BATHROOM**

8' 1" x 5' 6" (2.46m x 1.68m)

**FITTED KITCHEN**

19' 5" x 8' 1" (5.91m x 2.46m)

**BEDROOM TWO**

10' 6" x 10' 5" (3.20m x 3.17m)

**OUTSIDE****DINING AREA**

9' 7" x 8' 6" (2.92m x 2.59m)

**BEDROOM THREE**

7' 6" x 7' 5" (2.28m x 2.26m)

**CONSERVATORY**

12' 0" x 8' 5" (3.65m x 2.56m)



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