



33 Lyme Grove, Romiley, SK6 4DH

A traditional bay-fronted period terraced house conveniently located close to the village centre and the railway station and also within the catchment area for Romiley Primary School and Marple Hall Secondary School. The well presented accommodation includes an entrance hall, lounge, dining room, spacious fitted kitchen, three bedrooms and a shower room. The property is set behind a small walled garden with an enclosed garden to the rear. Gas fired central heating is complimented by double glazed windows. Council Tax Band: B. EPC rating: to follow. Tenure: Long Leasehold.

Price Guide: £250,000



ENTRANCE HALL

14' 6" x 3' 2" (4.42m x 0.96m)

LOUNGE

13' 6" into bay x 101' 0" (4.11m x 30.76m)

DINING ROOM

13' 8" x 10' 8" (4.16m x 3.25m)



KITCHEN

15' 3" x 8' 6" (4.64m x 2.59m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 6" x 11' 6" (4.11m x 3.50m)



BEDROOM TWO

13' 8" x 8' 4" (4.16m x 2.54m)



BEDROOM THREE

9' 8" excluding door recess x 8' 8" (2.94m x 2.64m)

SHOWER ROOM

5' 9" x 5' 1" (1.75m x 1.55m)



OUTSIDE

The property is set behind a small walled front garden with a larger, enclosed garden to the rear.



VIEWING ARRANGEMENTS

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

EPC Rating - To follow

Council Tax Band B

Tenure - Long Leasehold



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