



Woodruffe Gardens, Romiley, SK6 3JD

This extremely well presented 3 bedroom link detached home is located on a popular development, convenient for local schools and Romiley Village. The accommodation features: Entrance hall, 26ft 3in lounge & dining room with patio doors to a conservatory, fitted kitchen with integral oven, dishwasher, fridge, microwave, hob and extractor, utility room, modern ground floor WC, 3 good sized bedrooms (2 with built in wardrobes) and a modern bathroom. Gas central heating is installed (new boiler in 2020) along with double glazing. Outside there is an enclosed lawned rear garden and patio, driveway providing off road parking and 20ft 3in attached garage. This is sure to be a popular family home so early viewings are essential if you do not want to miss out. Council Tax Band: D. Energy Rating: D. Tenure: Freehold.

Price Guide: Offers Over £330,000



ENTRANCE HALL

14' 0" x 6' 2" (4.26m x 1.88m)



BEDROOM TWO

12' 0" x 9' 8" plus doorway (3.65m x 2.94m)

MODERN BATHROOM

7' 4" x 5' 7" (2.23m x 1.70m)



THROUGH LOUNGE/DINING ROOM

26' 3" x 11' 7" (7.99m x 3.53m)



BEDROOM THREE

8' 10" x 8' 2" (2.69m x 2.49m)

ATTACHED GARAGE

20' 3" x 9' 2" (6.17m x 2.79m)

OUTSIDE



CONSERVATORY

9' 8" x 9' 8" (2.94m x 2.94m)



VIEWING ARRANGEMENTS

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

FITTED KITCHEN

9' 1" x 8' 2" (2.77m x 2.49m)

UTILITY ROOM

13' 0" x 7' 7" widest point (3.96m x 2.31m)

GROUND FLOOR WC

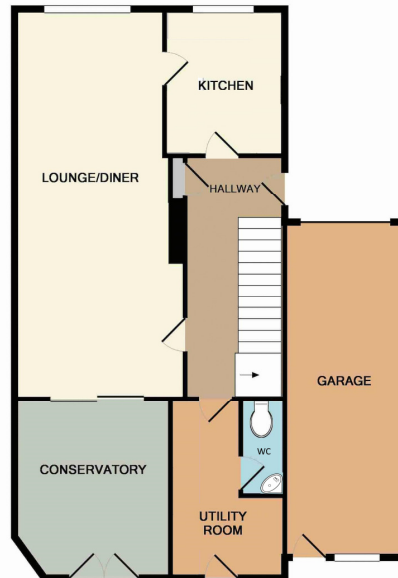
6' 2" x 3' 0" (1.88m x 0.91m)

LANDING

11' 0" x 6' 1" (3.35m x 1.85m)

BEDROOM ONE

11' 8" x 11' 7" to robes (3.55m x 3.53m)



GROUND FLOOR



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, 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 guidance 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 is given as to their operability or efficiency over the years.
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