



Warburton Close, Romiley, SK6 3EP

Extended & improved beyond recognition! At one time this property would have been a 2 bedroom true bungalow but having been extended in several directions it is now a spacious family dorma-bungalow with bedrooms & bathrooms on each floor providing truly versatile accommodation. With gas central heating & double glazing it now offers: Porch, hall, lounge, 24'5" dining/sitting room (or 4th bedroom), a modern breakfast kitchen with oven, hob & extractor & adjoining conservatory, bedroom & a modern bathroom all on the ground floor. On the first floor is a master bedroom with en-suite, a further double bedroom & a useful study. The property enjoys a larger than average corner plot at the head of a cul-de-sac & includes a good sized drive & detached garage. Tenure: Freehold. Council Tax Band: C. Energy Certificate: D.

Price Guide: £389,950



RECEPTION HALL



LOUNGE

17' 1" x 11' 0" (5.20m x 3.35m)



FITTED KITCHEN

12' 7" x 9' 9" plus doorway (3.83m x 2.66m)



CONSERVATORY

13' 10" x 9' 0" (4.21m x 2.74m)

DINING/SITTING ROOM OR 4TH BEDROOM

24' 5" x 9' 6" (7.44m x 2.89m)



GROUND FLOOR BATHROOM

11' 6" x 6' 10" (3.50m x 2.08m)



BEDROOM THREE

10' 8" x 8' 0" (3.25m x 2.44m)

FIRST FLOOR LANDING



BEDROOM ONE

12' 8" x 12' 5" (3.86m x 3.78m)



EN-SUITE BATHROOM

10' 4" max x 6' 9" (3.15m x 2.06m)



BEDROOM TWO

12' 10" x 10' 10" maximum (3.91m x 3.30m)



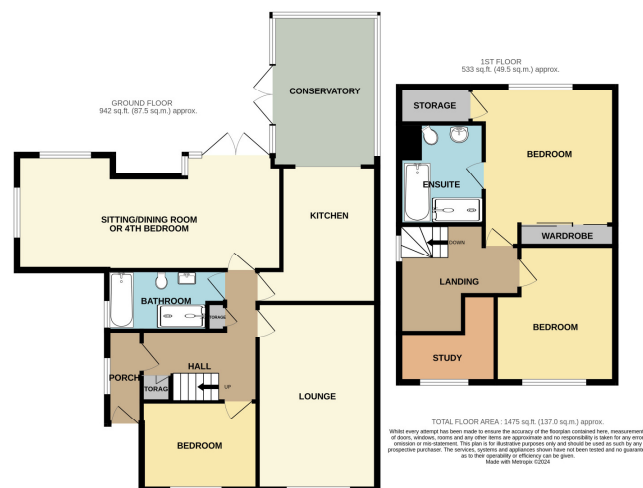
STUDY AREA

6' 5" x 3' 6" (1.95m x 1.07m)

COUNCIL TAX BAND: C
ENERGY RATING: D.

VIEWING ARRANGEMENTS

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



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