



Sunfield, Romiley, SK6 4BJ

AN ABSOLUTELY STUNNING FAMILY HOME, within easy walking distance of the village centre and the railway station and is also in the catchment area for Romiley Primary and Marple Hall Secondary schools. Offering: hall, downstairs w.c, living room, dining room, modern fitted kitchen, three good sized bedrooms and a large modern bathroom with both bath and shower cubicle. Outside there is an attractive enclosed rear garden. Tenure: Freehold. Council Tax Band: B, EPC rating: D

Price Guide: £215,000



ENTRANCE HALL

DOWNSTAIRS W.C.



LOUNGE

15' 0" x 10' 7" (4.57m x 3.22m)



DINING ROOM

12' 0" x 10' 0" (3.65m x 3.05m)



KITCHEN

9' 2" x 8' 4" (2.79m x 2.54m)



FIRST FLOOR LANDING

BEDROOM ONE

12' 4" x 8' 4" (3.76m x 2.54m)



BEDROOM TWO

13' 10" max x 8' 4" (4.21m x 2.54m)



BEDROOM THREE

10' 7" x 6' 5" (3.22m x 1.95m)

LUXURY BATHROOM



OUTSIDE

Attractive enclosed rear garden. Communal green and parking areas to the front.

VIEWING ARRANGEMENTS

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

EPC Rating - D
Council Tax Band B
Tenure - Freehold



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