



Park Road, Romiley. SK6 4AR

Available with NO ONWARD CHAIN, this stunning three bedroom semi detached property has undergone a comprehensive modernisation program over the last two years (including a rewire and new central heating) providing a contemporary styled home that falls into the catchment for Romiley Primary and Marple Hall Secondary Schools. Close to the Village and Railway Station the property is extended to the rear creating a large kitchen diner. Comprising: Entrance hall, living room with log burning stove, fabulous open plan kitchen diner with bi-fold doors to the garden and appliances including oven, dishwasher, wine cooler, microwave, washing machine and tumble dryer. There is also a ground floor WC. To the first floor are 3 bedrooms and a modern family bathroom.

EPC Rating: TBC. Council Tax Band: C. Tenure Freehold

Offers in Excess of £400,000



LIVING ROOM

19' 0" x 10' 11" (5.79m x 3.32m)



BEDROOM TWO

10' 9" x 9' 2" (3.27m x 2.79m)



OUTSIDE



KITCHEN DINER

18' 4" x 18' 1" (5.58m x 5.51m)

L shaped Kitchen - Measured at the widest points



BEDROOM THREE

9' 2" x 8' 10" (2.79m x 2.69m)



MODERN BATHROOM

8' 3" x 6' 8" (2.51m x 2.03m)



MASTER BEDROOM

11' 5" x 10' 9" (3.48m x 3.27m)



VIEWING ARRANGEMENTS

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



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.

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