



6 Birch Avenue, Romiley, Stockport, Cheshire, SK6 4DG

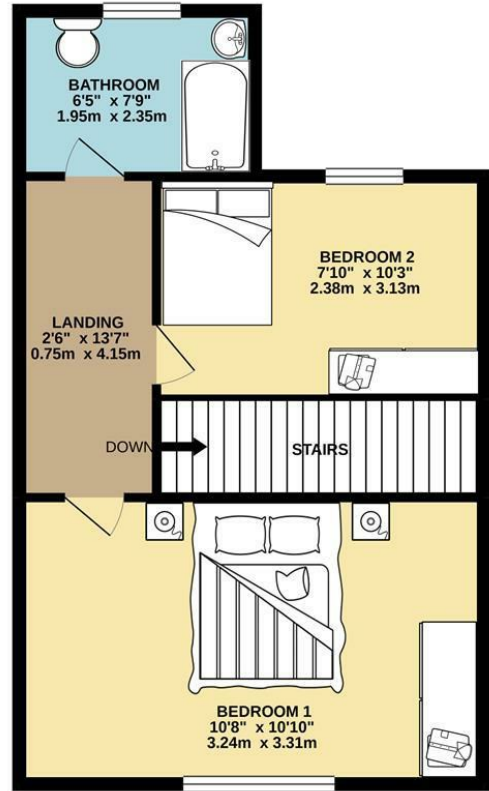
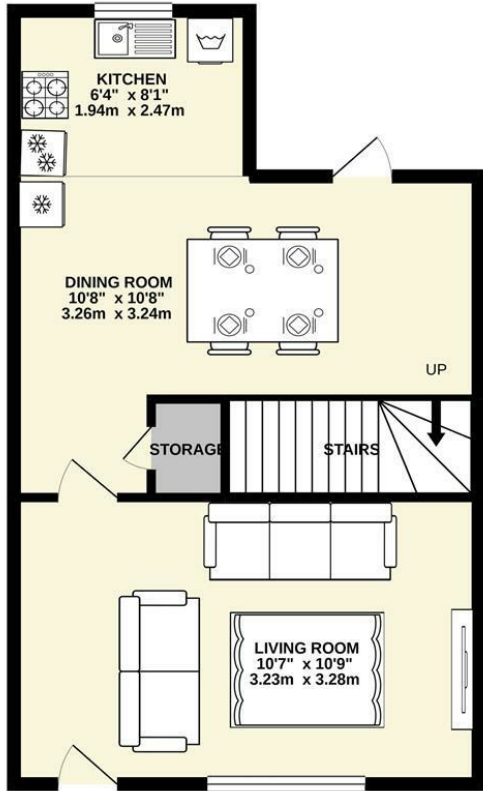
Hibbert Homes are delighted to offer this Well Presented Two Double Bedroomed Mid-Terraced Property is Conveniently Situated in the Popular area of Romiley Village, boasting an Array of Amenities including Shops, Bars and Restaurants as well Excellent Transport Links nearby for those needing to commute and a Number of Reputable Schools.

The accommodation briefly comprises: Entrance into a Front Reception Room, with a Second Separate Reception Room to the rear. A Modern, Fully Fitted Kitchen lies beyond with a range of integral appliances. Stairs lead from the Rear Reception Room to the First Floor Landing, where there are Two Good-Sized Double Bedrooms and a Modern Family Bathroom with shower above the bath.

Externally, there is a Small Walled Garden to the front with On-Street Parking Available and a Private Low Maintenance Patioed Garden to the rear. The property is offered on an Unfurnished Basis and is Council Tax Band- B. Strictly, EPC Grade- D

Available from 29th July 2024, to arrange a viewing please call 0161 480 0099.

£1,100



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	