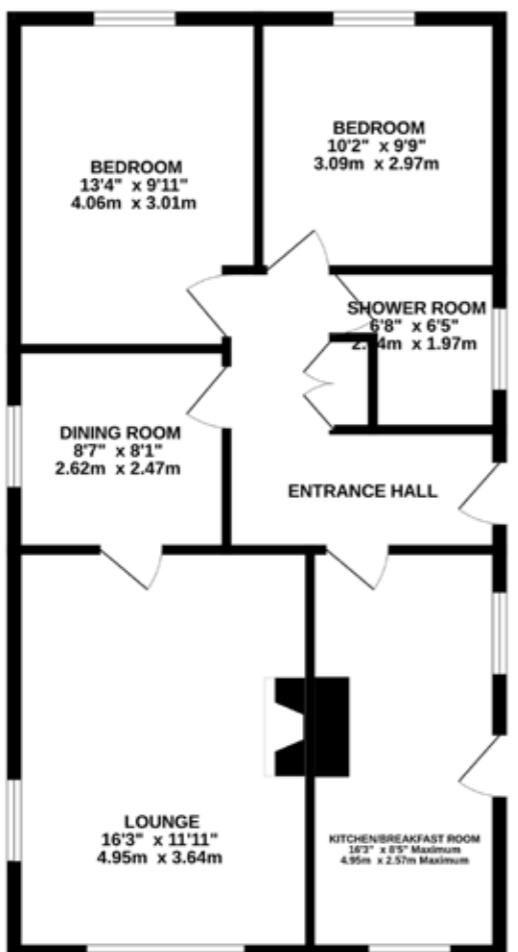


GROUND FLOOR

727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metrixpro 02025



## NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge

10, Town Street, MARPLE BRIDGE SK6 5DS

0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



A two bedroom detached BUNGALOW well positioned for the central amenities Romiley has to offer including a wide range of shops and the train station. Offered with NO ONWARD CHAIN and recently re-decorated throughout.



GASCOIGNE HALMAN

- DETACHED BUNGALOW WITHIN A SHORT DISTANCE OF ROMILEY'S CENTRAL AMENITIES
- TWO GOOD SIZED BEDROOMS OVER LOOKING THE REAR GARDEN

- RECENTLY REDECORATED THROUGHOUT
- GOOD SIZED, EASY TO MANAGE PLOT
- OFF ROAD PARKING
- NO ONWARD CHAIN

£ 340,000

4 BEECH LANE

Romiley



#### DESCRIPTION

A rare opportunity to acquire a detached true bungalow in the heart of Romiley village within easy walking distance of the local shops and railway station. The property presented to a good standard throughout and offers a generous sized plot provides plenty of scope for the accommodation to be extended if required (subject to appropriate consent). The property currently offers an entrance hall, lounge, dining room, a 15'10 breakfast kitchen, two double bedrooms and a modern shower/wet room. Outside there is a driveway and detached garage and good sized low maintenance gardens to the front and rear.

#### LOCATION

Romiley offers a wide range of shops, restaurants, educational and recreational facilities. For the commuter Romiley station offers services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

#### DIRECTIONS

SAT NAV SK64AF

#### TENURE

Freehold. To be confirmed by Solicitors.

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Stockport MBC. Council Tax Band : D

#### VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K