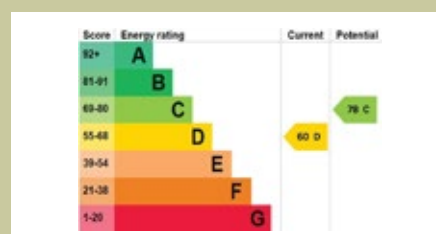


**12 PINFOLD LANE**  
Romiley  
**£750,000**



TOTAL FLOOR AREA: 1942 sq.ft. (180.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**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



**GASCOIGNE HALMAN**

A substantial semi detached family home situated in a highly sought after location bordering Romiley Golf course. Boasting **FOUR DOUBLE** bedrooms, ample parking, large GARDEN and far reaching views  
**\*\*NO HIGHER CHAIN\*\***

- FOUR DOUBLE BEDROOM PERIOD HOME
- LARGE REAR GARDEN WITH FAR REACHING VIEWS
- SPACIOUS FAMILY ACCOMMODATION
- LARGE BREAKFAST KITCHEN AND SEPARATE UTILITY ROOM

- PERIOD FEATURES
- CLOSE TO GOOD SCHOOLS, SHOPS AND AMENITIES
- OFF ROAD PARKING

**£750,000**

**12 PINFOLD LANE**

Romiley



#### DESCRIPTION

Pinfold Lane is arguably the most sought after location in Romiley and this substantial semi detached family home offers well proportioned accommodation set within a large plot.

Offered with no higher chain, this appealing property briefly comprises; spacious entrance hall, bay-fronted dining room, lounge with glazed patio doors leading out to the rear garden, kitchen, separate utility room, and downstairs WC.

To the first floor there are four good sized bedrooms (the master with en suite), and a family bathroom.

Externally, to the front of the property there is a paved driveway providing off road parking. A gateway at the side of the property provides access to the beautiful rear garden. The garden is mainly laid to lawn edged with a varied selection of mature trees and shrubs. Beyond the garden there are views towards Romiley Golf Club.

#### 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

POSTCODE : SK6 4NP

#### TENURE

Freehold subject to a rentcharge of £5.25pa. 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 : F

#### 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



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