



Ricroft Road, Compstall, SK6 5JR

Situated at the head of an attractive green with vehicular access to the rear, and close to the beauty of Etherow Country Park, this immaculately presented family home is sure to prove popular. The accommodation is far more spacious than you might imagine and includes an entrance vestibule, large 'L' shaped lounge and dining room, a modern fitted kitchen, inner hall, downstairs w.c., attractive sun-room, utility-porch, first floor landing, three good sized bedrooms and a modern shower room. Outside there is an enclosed paved garden to the rear with access to the residents parking area beyond. Gas fired central heating is complimented by double glazing.

Price Guide: £300,000



ENTRANCE VESTIBULE

LOUNGE/DINING ROOM

19' 10" x 15' 5" max (6.04m x 4.70m)



INNER HALL

DOWNSTAIRS W.C.

FITTED KITCHEN

8' 10" x 7' 10" (2.69m x 2.39m)

UTILITY PORCH

14' 0" x 7' 0" (4.26m x 2.13m)

SUN ROOM

15' 0" x 7' 3" (4.57m x 2.21m)



FIRST FLOOR LANDING

BEDROOM ONE

15' 6" x 8' 10" (4.72m x 2.69m)



BEDROOM TWO

13' 5" x 8' 10" (4.09m x 2.69m)



BEDROOM THREE

10' 0" x 6' 6" (3.05m x 1.98m)

MODERN SHOWER ROOM

6' 3" x 5' 7" (1.90m x 1.70m)



OUTSIDE



VIEWING ARRANGEMENTS

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

EPC Rating - C

Council Tax Band C

Tenure - Leasehold



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