



Hill Rise, Romiley. SK6 3AP

Modern detached bungalow presented to a high standard situated in one of the area's most sought after cul-de-sac locations close to Romiley Village. Viewers are sure to be impressed with the freshly decorated property. Featuring: Reception hall, spacious living room with space for dining table, quality fitted kitchen with integral appliances, luxury bathroom and en-suite shower room, large conservatory overlooking the garden and 3 bedrooms. Gas central heating is installed along with uPVC double glazing. There is a driveway providing parking. Viewing absolutely essential and offered with no onward chain.

EPC rating TBC. Tenure - Freehold, Council Tax Band D.

'Asking Price' Of £385,000



LIVING ROOM

21' 8" x 13' 10" (6.60m x 4.21m)



FITTED KITCHEN

11' 6" x 10' 10" (3.50m x 3.30m)



MASTER BEDROOM

11' 6" x 10' 10" (3.50m x 3.30m)



ENSUITE

8' 8" x 2' 4" (2.64m x 0.71m)

BEDROOM TWO

11' 6" x 10' 10" (3.50m x 3.30m)



BEDROOM THREE

9' 6" x 7' 7" (2.89m x 2.31m)



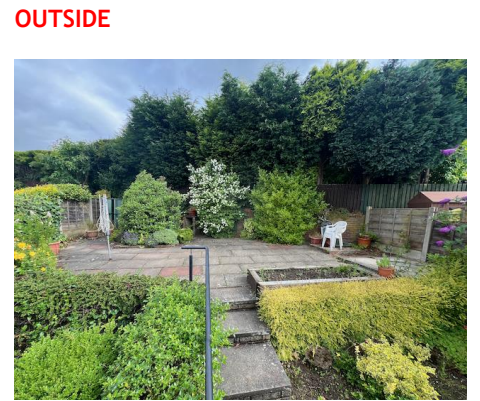
MODERN BATHROOM

6' 5" x 5' 8" (1.95m x 1.73m)



CONSERVATORY

9' 10" x 8' 4" (2.99m x 2.54m)



OUTSIDE



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.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com