



## 135 Montagu Street, Compstall, SK6 5JE

This beautifully finished, traditional terraced cottage enjoys a sought-after setting overlooking Etherow Country Park to the front and was fully refurbished in 2022 to include a re-wire, new central heating, re-plastering, new windows and a new kitchen and bathroom. The boiler has subsequently been replaced in March 2024. This property really is ready to move into! The accommodation includes a living room, dining kitchen, large utility room, luxury bathroom, two double bedrooms and a useful attic room. Outside there is residents only parking to the front and a raised garden to the rear of the property is used by the current owner but is not included on the deeds. Tenure: Long leasehold. Council Tax Band: C. EPC Rating: C.

Asking Price: £300,000



### LIVING ROOM

13' 2" x 13' 1" (4.01m x 3.98m)



### LUXURY BATHROOM

8' 2" x 6' 8" (2.49m x 2.03m)



### BEDROOM TWO

12' 6" x 10' 0" (3.81m x 3.05m)



### DINING KITCHEN

13' 2" x 12' 0" (4.01m x 3.65m)



### FIRST FLOOR LANDING

**BEDROOM ONE**  
13' 5" x 13' 2" (4.09m x 4.01m)



### ATTIC BEDROOM

16' 2" max x 12' 10" (4.92m x 3.91m)



### OUTSIDE

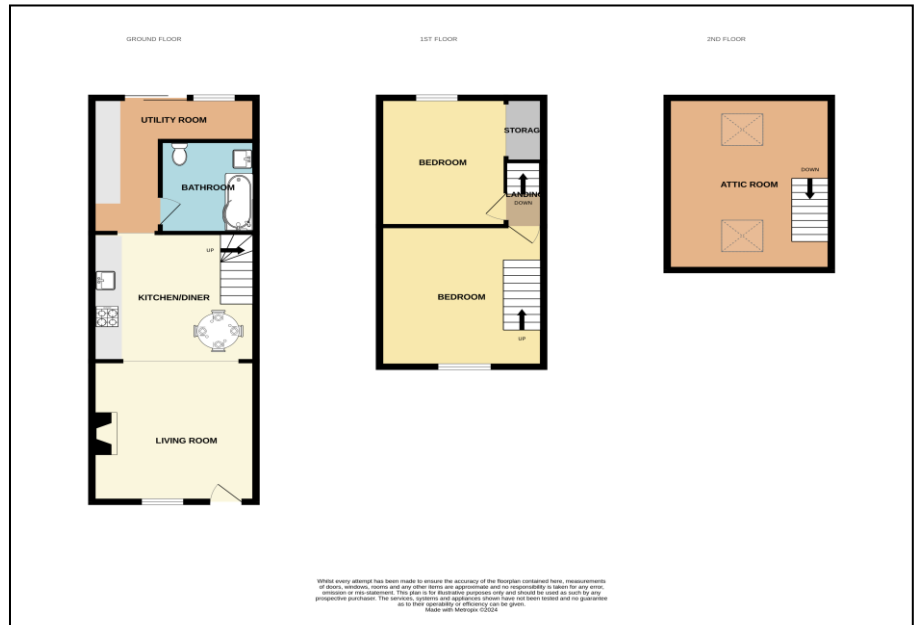
A raised garden to the rear of the property is used by the current owner but is not included on the deeds.

### VIEWING ARRANGEMENTS

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

### UTILITY ROOM

13' 7" x 12' 9" L-shaped (4.14m x 3.88m)



Thomas Lardner Estate Agents, which is a trading name of Romiley 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