



Agecroft, Romiley. SK6 3HT

This 3 bedroom mews home requires some modernisation but has generous sized well tended gardens to the front and rear. Sure to interest first time buyers or buy to let investors this good sized property is offered with no onward chain and is sure to prove popular. Featuring: Entrance hall, 18ft 8in lounge, modern fitted kitchen with certain integral appliances, useful utility/side porch, 3 good sized bedrooms, modern bathroom and separate WC. Gas central heating is installed (Worcester boiler) along with uPVC double glazing and to the rear of the property is a residents parking area adjacent to the rear garden.

Tenure Freehold. EPC Rated D. Council tax Band B.

Asking Price £200,000



LIVING ROOM

18' 8" x 12' 7" (5.69m x 3.83m)



BEDROOM TWO

11' 10" x 11' 3" into recess (3.60m x 3.43m)



BATHROOM



FITTED KITCHEN

10' 6" x 7' 7" (3.20m x 2.31m)



BEDROOM THREE

9' 7" x 7' 10" (2.92m x 2.39m)



OUTSIDE



BEDROOM ONE

12' 8" x 10' 10" (3.86m x 3.30m)



SEPARATE WC

VIEWING ARRANGEMENTS

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

EPC Rating - D

TENURE - FREEHOLD

Council Tax Band - B



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.

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