

## 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.



## LIVING ROOM

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



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

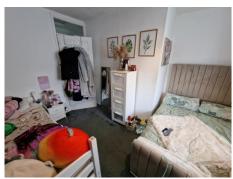


**BEDROOM ONE** 12' 8" x 10' 10" (3.86m x 3.30m)



BEDROOM TWO

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



**BEDROOM THREE** 9' 7" x 7' 10" (2.92m x 2.39m)



**SEPARATE WC** 

## **BATHROOM**



**OUTSIDE** 



## **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



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