

## Central Drive, Romiley, SK6 4PE

This stylish modern 3 bedroom detached home was built at the beginning of 2018 & is found close to Romiley Village in an extremely popular location that falls into the catchment for Romiley Primary & Marple Hall Secondary Schools. Offering generous sized accommodation with a quality range of fixtures & fittings. Featuring: Entrance hall with composite door, ground floor WC, lounge with French doors, fabulous fitted kitchen with granite work surfaces & appliances including double oven, hob, extractor, dishwasher & washer/dryer, dining room with French doors, 3 beds (main with built in furniture) & a luxury bathroom with additional shower enclosure. There is an enclosed lawned garden & patio to the rear with a garden store & a double width driveway providing off road parking to the front. Take a look - you will not be disappointed. EPC rating B. Tenure Freehold. Council Tax Band: D.

Asking Price £425,000



### LIVING ROOM

13' 10" x 10' 8" (4.21m x 3.25m)



### BEDROOM ONE

17' 4" x 13' 10" (5.28m x 4.21m)



### FAMILY BATHROOM

7' 8" x 7' 0" (2.34m x 2.13m)



### GROUND FLOOR WC

5' 9" x 2' 10" (1.75m x 0.86m)



### BEDROOM TWO

11' 0" x 8' 10" (3.35m x 2.69m)



### OUTSIDE



### FITTED KITCHEN

13' 5" x 7' 0" (4.09m x 2.13m)



### BEDROOM THREE

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

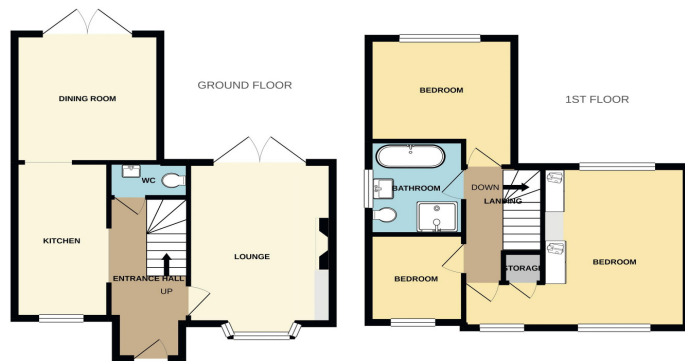


### VIEWING ARRANGEMENTS

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

### DINING AREA

13' 5" x 7' 0" (4.09m x 2.13m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The structure, systems and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. ©2020 Thomas Lardner

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