



## Overdale Road, Romiley. SK6 3HL

This is an extremely well-presented semi-detached home with 3 bedrooms and a good sized rear garden enjoying a southerly aspect. Located on a popular development convenient for Romiley Village and Railway Station the property features: Hall, living room, dining area with patio doors to the garden, 3 good sized bedrooms each with fitted wardrobes and modern bathroom. Detached garage with converted space to the rear ideal for a home office. Features include gas central heating (New boiler 2023), uPVC double glazing, boarded loft space and driveway providing off road parking.

Council Tax Band: C. Energy Rating: D.

Tenure: Leasehold - 999 years with £15 p.a. Ground Rent.

Asking Price £295,000





**LIVING ROOM**

15' 8" x 13' 8" (4.77m x 4.16m)

**MASTER BEDROOM**

12' 1" x 9' 6" (3.68m x 2.89m)

**BATHROOM**

7' 10" x 5' 6" (2.39m x 1.68m)

**DINING AREA**

8' 8" x 8' 3" (2.64m x 2.51m)

**BEDROOM TWO**

11' 11" x 8' 9" (3.63m x 2.66m)

**OUTSIDE****FITTED KITCHEN**

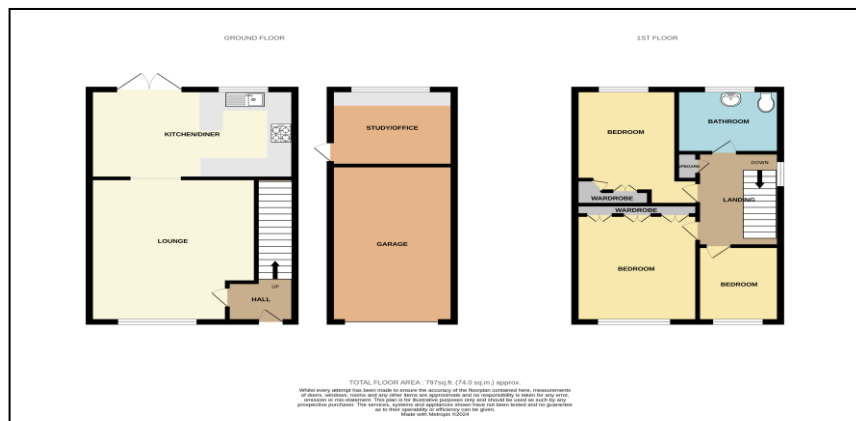
8' 9" x 8' 8" (2.66m x 2.51m)

**BEDROOM THREE**

7' 7" x 7' 0" (2.31m x 2.13m)

**HOME OFFICE****VIEWING ARRANGEMENTS**

Appointment is strictly by appointment with Thomas Lardner Romiley Office -



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