



Guywood Lane, Romiley. SK6 4AN

This three bedroom semi detached property will appeal to any young family looking for modern, bright and spacious accommodation, yet filled with period features and character. The property comes with a bonus garden room providing an ideal space for those working from home and ideal for a hobby or use an extra reception room. The garden room is insulated, double glazed and has full electrics. The main house is well presented and the ground floor offers a feeling of open plan accommodation. To the first floor are three good sized bedrooms and modern fitted bathroom. This property is situated within in a short distance to Romiley Train Station providing direct links to Manchester City Centre and walking distance to Romiley Village with its array of bars, restaurants and independent shops.

Tenure Freehold. Council Tax Band C. EPC Rated F.

Asking Price £325,000

thomas
lardner

LIVING ROOM

11' 7" x 14' 7" (3.53m x 4.44m)



FITTED KITCHEN DINER

19' 11" x 8' 4" (6.07m x 2.54m)



GARDEN ROOM

18' 0" x 7' 8" (5.48m x 2.34m)



MASTER BEDROOM

MASTER BEDROOM



BEDROOM TWO

11' 0" x 9' 5" (3.35m x 2.87m)



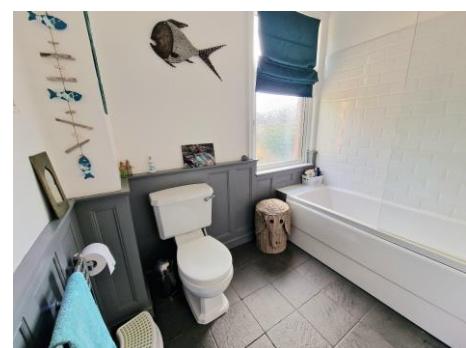
BEDROOM THREE

BEDROOM THREE



BATHROOM

BATHROOM
8' 2" x 6' 2" (2.49m x 1.88m)



OUTSIDE



VIEWING ARRANGEMENTS

Appointments are strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136



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 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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