



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 as 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 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



LIVING ROOM

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



BEDROOM TWO

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



BATHROOM

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



FITTED KITCHEN DINER

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



BEDROOM THREE

8' 0" x 6' 5" (2.44m x 1.95m)



OUTSIDE



GARDEN ROOM

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



VIEWING ARRANGEMENTS

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

MASTER BEDROOM

11' 11" x 11' 6" (3.63m x 3.50m)



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