



## Russell Street, Compstall. SK6 5JY

In need of some modernisation, is this two bedroom cottage in the sought after Compstall Village within a conservation area and with an enviable position overlooking Etherow Country Park. The accommodation features: Living room, fitted dining kitchen, rear hall, modern ground floor shower room and two double bedrooms to the first floor. To the rear of the cottage is a communal right of way overlooking the open fields behind. There is a front garden and the property is offered with no onward chain. This property is sure to create much interest due to its unique location. Energy rating F. Tenure Freehold. Council Tax Band C.

Offers In Excess of £200,000



### LIVING ROOM

13' 9" x 11' 1" (4.19m x 3.38m)



### BEDROOM TWO

13' 10" x 10' 11" (4.21m x 3.32m)



### OUTSIDE



### DINING KITCHEN

14' 1" x 10' 11" (4.29m x 3.32m)



### SHOWER ROOM

6' 6" x 5' 5" (1.98m x 1.65m)



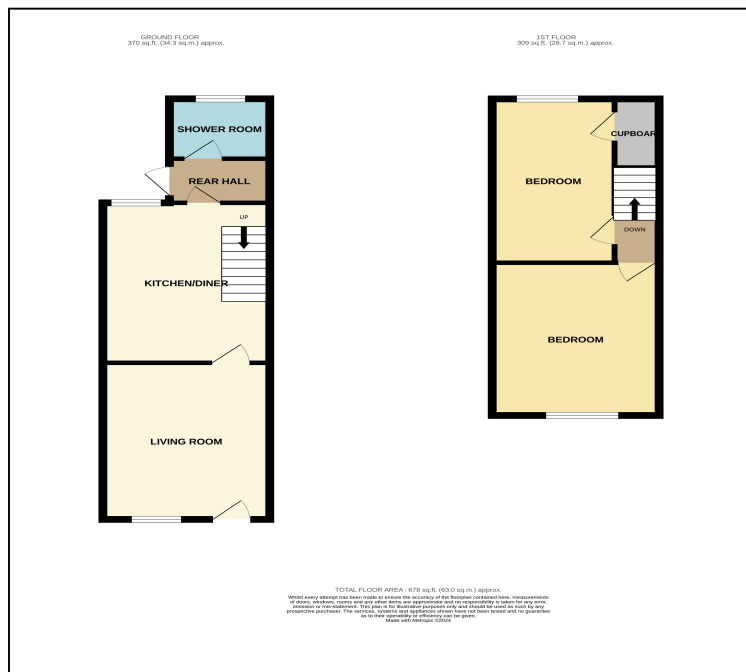
### VIEWING ARRANGEMENTS

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

EPC Rating - TBC  
TENURE - FREEHOLD  
Council Tax Band - D

### BEDROOM ONE

14' 9" x 10' 10" (4.49m x 3.30m)



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 so 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.

T709 Printed by Ravensworth 01670 713330



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