



The Ridgway, Romiley, SK6 3HA

This residential development is well known locally for the spacious accommodation the houses provide, making them a popular choice for young, growing families and also buy-to-let investors. This beautifully presented example benefits from direct access from the rear garden to a large residents carpark. With gas fired central heating and double glazing, the accommodation includes an entrance hall, through lounge/dining room, large fitted breakfast kitchen, a first floor landing, three good sized bedrooms, a modern bathroom and a separate w.c. Outside there are attractive gardens to the front and rear. Tenure: Freehold. Council Tax Band: A. EPC rating: b

Price Guide: Offers Over £210,000



ENTRANCE HALL

THROUGH LIVING/DINING ROOM

18' 9" x 12' 4" max (5.71m x 3.76m)



BREAKFAST KITCHEN

13' 8" x 12' 5" 'L' shaped (4.16m x 3.78m)



STORE ROOM

6' 1" x 5' 1" (1.85m x 1.55m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 8" x 10' 10" (3.86m x 3.30m)



BEDROOM TWO

11' 10" x 11' 3" into recess (3.60m x 3.43m)



BEDROOM THREE

9' 4" x 7' 10" (2.84m x 2.39m)



BATHROOM

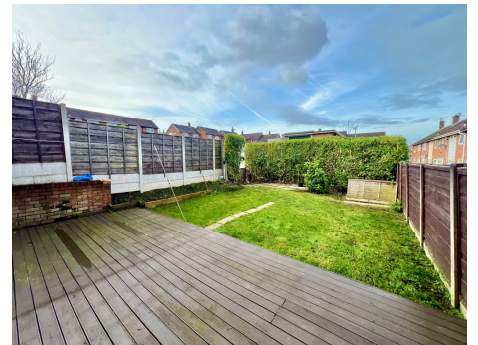
6' 8" x 5' 6" (2.03m x 1.68m)



W.C.

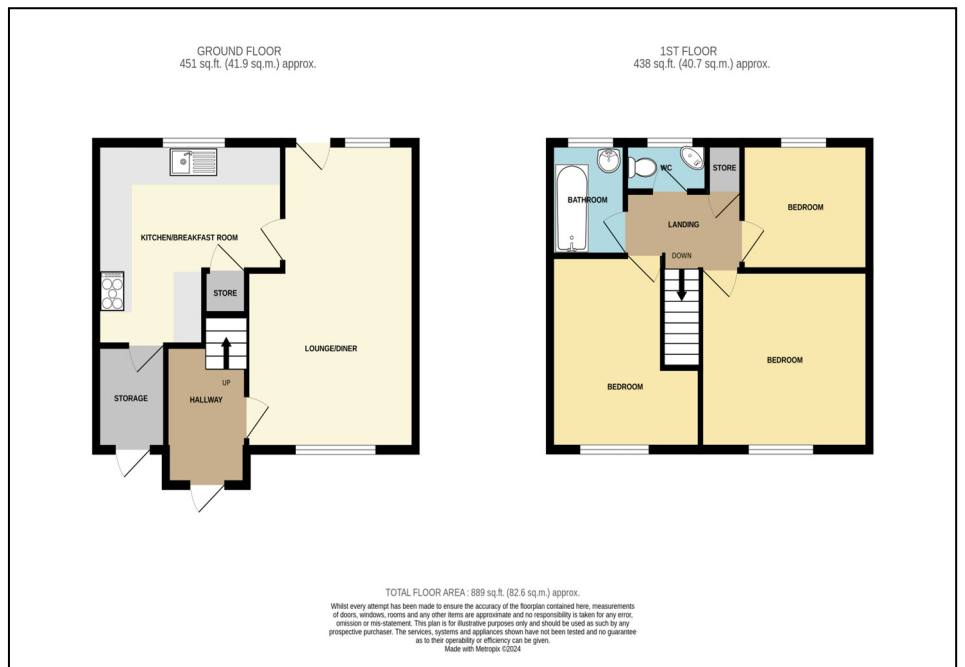
6' 0" x 3' 0" (1.83m x 0.91m)

OUTSIDE



VIEWING ARRANGEMENTS

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



Thomas Lardner Estate Agents, which is a trading name of Romiley 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.

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