



Bredbury Green, Romiley. SK6 3DN

Brimming with character and with a generous sized garden, this well presented semi detached cottage is sure to create much interest. Believed to have been the original gate house for Harrytown Hall the property dates from the 1600's and offers good sized accommodation with a wealth of original features. The property has been recently extended on the ground floor offering a stunning open plan kitchen diner. In brief the property comprises entrance porch, living room with wood burning stove and cast iron fire surround, sitting room / home office space and large open plan kitchen diner. To the first floor are two double bedrooms and modern bathroom. Outside there is a good sized garden, driveway and workshop.

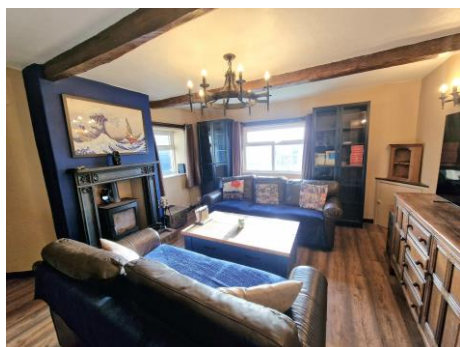
Tenure Freehold. Council Tax Band C. EPC TBC.

Offers In Excess of £325,000



LIVING ROOM

14' 6" x 14' 2" (4.42m x 4.31m)



BEDROOM ONE

13' 4" x 9' 5" (4.06m x 2.87m)



OUTSIDE



SITTING ROOM

10' 1" x 9' 3" (3.07m x 2.82m)



BEDROOM TWO

10' 5" x 10' 4" (3.17m x 3.15m)



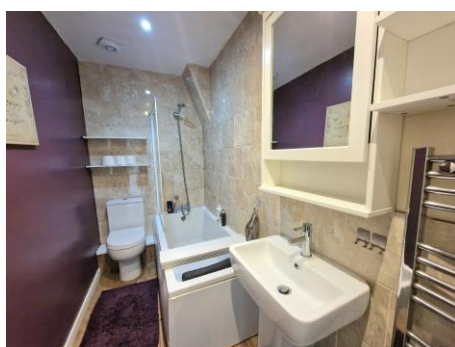
OPEN PLAN KITCHEN DINER

20' 7" x 11' 11" (6.27m x 3.63m)



BATHROOM

10' 1" x 4' 8" (3.07m x 1.42m)



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 - C



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



Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA

0161 494 5136

enquiries@thomaslardner.com

www.thomaslardner.com