



Lancaster Close, Romiley, SK6 3HF

Freshly redecorated and ready to move into! This well-proportioned family homes enjoys an attractive setting within a short cul-de-sac and offers accommodation that is well suited to a growing family including **THREE GOOD SIZED BEDROOMS**. With the benefit of double glazing and gas fired central heating the property also provides an entrance hall, 18'7 through lounge/dining room, a spacious, fitted dining kitchen and a useful additional room to the ground floor that could form an office or utility room. Upstairs, in addition to the bedrooms are a bathroom and separate w.c. The property is set behind an enclosed garden and offers an attractive rear garden with far reaching views.

Tenure: Freehold. Council Tax Band: A. EPC rating: D.

Price Guide: Offers Over £210,000



ENTRANCE HALL

THROUGH LIVING/DINING ROOM

18' 7" x 12' 4" max (5.66m x 3.76m)



BREAKFAST KITCHEN

13' 7" x 12' 4" max (4.14m x 3.76m)



OFFICE/UTILITY ROOM

5' 8" x 5' 2" (1.73m x 1.57m)



FIRST FLOOR LANDING

BEDROOM ONE

12' 7" x 10' 8" (3.83m x 3.25m)



BEDROOM TWO

11' 9" x 11' 4" max (3.58m x 3.45m)



BEDROOM THREE

9' 6" x 7' 8" (2.89m x 2.34m)



BATHROOM

6' 8" x 5' 3" (2.03m x 1.60m)



W.C.

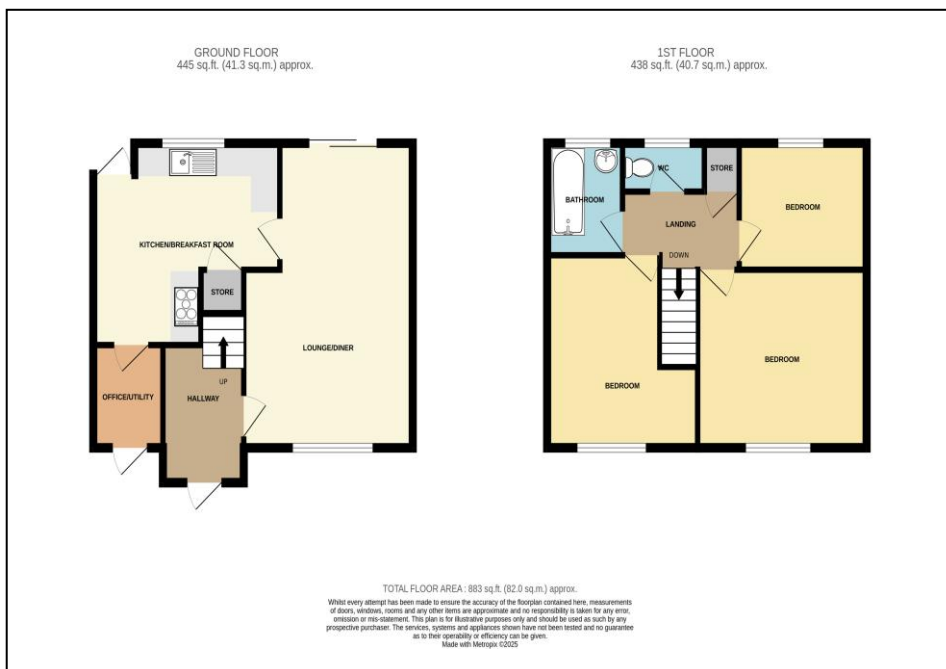
6' 0" x 3' 0" (1.83m x 0.91m)

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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