



Clapgate, Romiley, SK6 3DG

This well cared for detached bungalow enjoys an attractive setting, within a highly sought-after location and with a large plot providing a wide, private rear garden and plenty of parking to the front. The accommodation provides a degree of versatility with two double bedrooms and shower room on the ground floor, but two further bedrooms and a w.c. on the first floor. In addition, there is an entrance hall, 20ft lounge, a spacious, fitted dining kitchen, a study and a useful enclosed utility area that adjoins the single garage. One of the ground floor bedrooms is currently used as a dining room. Council Tax Band: E. Tenure: Freehold. EPC rating: to follow.

Price Guide: Offers Over £350,000



ENTRANCE HALL

LOUNGE

20' 1" x 10' 8" (6.12m x 3.25m)

DINING ROOM/BEDROOM FOUR

16' 0" max x 11' 0" (4.87m x 3.35m)



DINING KITCHEN

15' 2" x 19' 4" max (4.62m x 5.89m)

STUDY AREA

8' 2" x 6' 1" (2.49m x 1.85m)



BEDROOM TWO

11' 4" x 9' 6" (3.45m x 2.89m)



SHOWER ROOM

6' 5" x 4' 10" (1.95m x 1.47m)

W.C.

UTILITY AREA

18' 5" x 6' 1" (5.61m x 1.85m)



FIRST FLOOR LANDING

BEDROOM ONE

12' 1" x 11' 3" (3.68m x 3.43m)



BEDROOM THREE

11' 9" x 8' 3" (3.58m x 2.51m)



W.C.

GARAGE

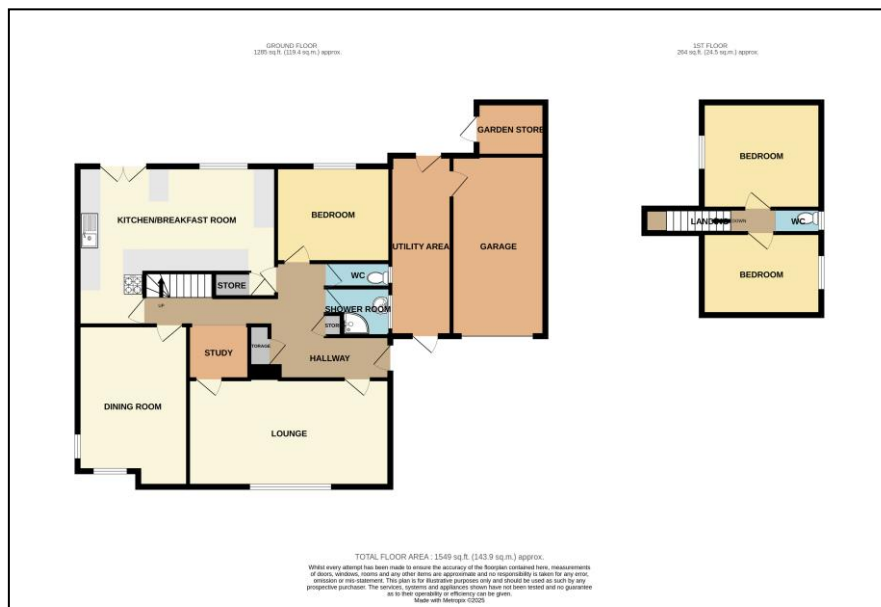
17' 10" x 8' 3" (5.43m x 2.51m)

OUTSIDE



VIEWING ARRANGEMENTS

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



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