



Waterford Avenue, Romiley, SK6 4HL

A well presented 3 bedroom semi-detached house close to open countryside on the outskirts of Romiley Village. The contemporary styled home features gas fired central heating and double glazing and the accommodation includes an entrance hall, downstairs w.c., lounge with feature fireplace, conservatory, modern fitted kitchen with high gloss units, three bedrooms and a modern bathroom with shower over the bath. Outside there are attractive gardens and a driveway providing off road parking. This property is in the catchment area for Romiley Primary and Marple Hall Secondary schools. Tenure; Freehold. Council Tax Band: C. EPC rating: to follow.

Price Guide: £275,000



ENTRANCE HALL

DOWNSTAIRS W.C.

LIVING ROOM

14' 8" x 14' 7" (4.47m x 4.44m)



FITTED KITCHEN

10' 5" x 9' 5" (3.17m x 2.87m)

CONSERVATORY

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



FIRST FLOOR LANDING

BEDROOM ONE

11' 4" x 8' 3" (3.45m x 2.51m)



BEDROOM TWO

9' 8" x 8' 3" (2.94m x 2.51m)



BEDROOM THREE

8' 6" x 6' 1" (2.59m x 1.85m)

BATHROOM



OUTSIDE



VIEWING ARRANGEMENTS

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



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T709 Printed by Ravensworth 01670 713330