



Underhill, Romiley, SK6 4BQ

AN ABSOLUTELY STUNNING FAMILY HOME, within easy walking distance of the village centre and railway station and also in the catchment area for Romiley Primary and Marple Hall Secondary schools. The ready to move into home features: Entrance hall, downstairs w.c, living room, dining room, modern fitted kitchen, three good sized bedrooms and a large modern shower room. Outside there is an attractive enclosed sunny rear garden. Gas central heating & uPVC double glazing are installed. Tenure: Freehold. Council Tax Band: B. EPC rating: to follow.

Price Guide: £245,000



ENTRANCE PORCH

ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE

15' 0" x 10' 6" (4.57m x 3.20m)



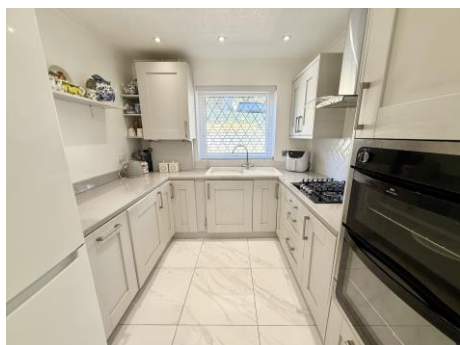
DINING AREA

12' 0" x 10' 3" (3.65m x 3.12m)



MODERN FITTED KITCHEN

8' 9" x 8' 4" (2.66m x 2.54m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 8" x 8' 4" (4.16m x 2.54m)



BEDROOM TWO

12' 4" x 8' 4" (3.76m x 2.54m)



BEDROOM THREE

10' 6" x 6' 5" (3.20m x 1.95m)

LUXURY SHOWER ROOM

8' 6" x 6' 2" (2.59m x 1.88m)



SERVICE CHARGE

There is a monthly service charge of £29.53 (at May 2025) to cover to cost of the maintenance of communal grounds and carparks.



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.

T709 Printed by Ravensworth 01670 713330