



## Birch Avenue, Romiley. SK6 4DG

Located close to Romiley Village with the Park and Primary School on the doorstep, this well presented 3 bedroom terraced home is sure to be popular. The well presented accommodation features: Entrance hall, lounge, dining room, fitted kitchen with oven, hob and extractor, 3 good sized bedrooms and modern bathroom. Gas central heating is installed along with uPVC double glazing and outside there is a forecourt front garden and enclosed rear patio garden. Sure to interest first time buyer or young families, particularly as the property falls into the catchment for Marple Hall Secondary School. EPC Rating: TBC. Council Tax Band: B. Tenure: Leasehold 999 years. 1.15 PA Ground Rent.

Offers In Excess of £250,000





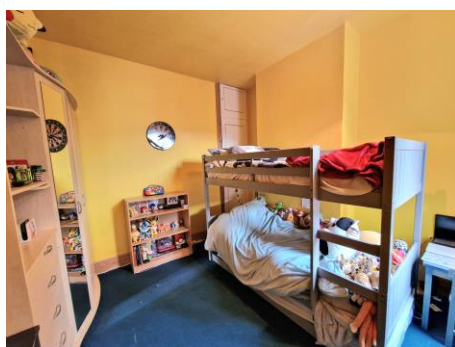
### LIVING ROOM

13' 5" x 9' 8" (4.09m x 2.94m)



### BEDROOM TWO

11' 7" x 10' 4" (3.53m x 3.15m)



### BATHROOM

5' 4" x 4' 10" (1.62m x 1.47m)



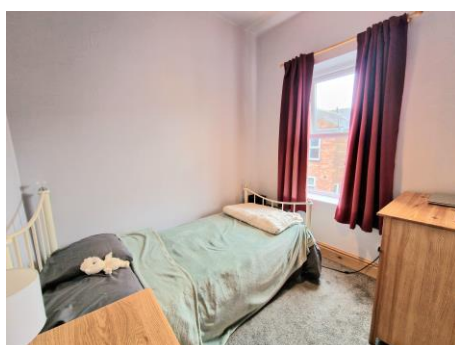
### DINING ROOM

14' 0" x 13' 4" (4.26m x 4.06m)



### BEDROOM THREE

8' 6" x 8' 1" (2.59m x 2.46m)



### OUTSIDE



### FITTED KITCHEN

13' 6" x 8' 1" (4.11m x 2.46m)



### BEDROOM ONE

13' 1" x 11' 4" (3.98m x 3.45m)



### VIEWING ARRANGEMENTS

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



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.

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