



## Padden Brook, Romiley, SK6 3AS

Situated at the head of a quiet cul-de-sac, close to the attractive walks of the Peak Forest canal and the Goyt River valley, this well presented home is sure to prove popular. The local shops and facilities of Romiley village centre are also within easy reach including the railway station with direct trains to Manchester City centre. The accommodation includes an enclosed porch, entrance hall, lounge, dining area adjoining a modern fitted kitchen, two double bedrooms and a modern shower room. An added bonus is the fact that there is an old garage base/parking space situated at the end of the garden which could be reinstated if required. Tenure: Long leasehold. Council Tax Band: B. EPC rating: D.

Price Guide: £240,000

**ENCLOSED PORCH****ENTRANCE HALL****LOUNGE**

13' 10" x 12' 7" max (4.21m x 3.83m)

**DINING KITCHEN**

15' 6" x 7' 6" (4.72m x 2.28m)

**BEDROOM TWO**

10' 6" x 8' 2" (3.20m x 2.49m)

**SHOWER ROOM**

7' 1" x 4' 10" (2.16m x 1.47m)

**OUTSIDE****VIEWING ARRANGEMENTS**

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

**FIRST FLOOR LANDING****BEDROOM ONE**

15' 7" x 8' 9" (4.75m x 2.66m)



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