



Hole House Fold, Romiley. SK6 4BB

This extremely well presented three double bedroom detached home is located close to Romiley Village with excellent facilities close by. The accommodation features: Entrance hall, ground floor WC, spacious living / open plan fitted kitchen, with patio doors to a 'suntrap' rear courtyard. To the first floor are two bedrooms and luxury shower room. To the second floor is a bright and spacious Master Bedroom with Velux windows. Gas central heating is installed along with uPVC double glazing and to the front of the property is a driveway providing off road parking for three vehicles. The enclosed courtyard garden enjoys a welcome degree of privacy and there is a paved patio area. This is sure to be a popular choice. EPC Rating: TBC, Council Tax Band: Tenure: Long Leasehold.

Asking Price of £390,000

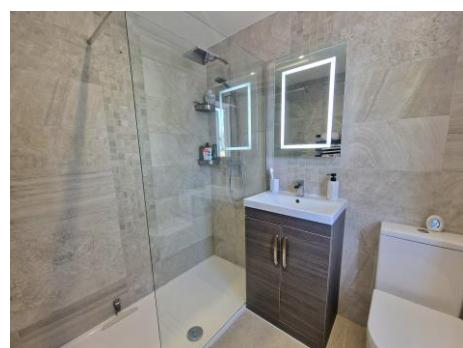
LIVING/ DINING / KITCHEN
20' 11" x 16' 7" (6.37m x 5.05m)



BEDROOM ONE
21' 0" x 16' 7" (6.40m x 5.05m)



LUXURY SHOWER ROOM
7' 1" x 5' 9" (2.16m x 1.75m)



BEDROOM TWO
11' 10" x 8' 10" (3.60m x 2.69m)



OUTSIDE



KITCHEN
14' 0" x 8' 11" (4.26m x 2.72m)



BEDROOM THREE
9' 10" x 8' 1" (2.99m x 2.46m)



GROUND FLOOR WC
5' 2" x 3' 7" (1.57m x 1.09m)



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.

T709 Printed by Ravensworth 01670 713330