



Lawton Close, Romiley, SK6 3EQ

Situated at the head of a sought-after cul-de-sac, this deceptively spacious detached bungalow must be viewed to be fully appreciated. The extended accommodation includes three ground-floor bedrooms - the master having an adjoining dressing room and en-suite bathroom. The remaining accommodation includes an entrance hall, 23'6" living room, 23' open plan dining kitchen, a luxury shower room, a useful loft room accessed via a fixed staircase and a detached single garage. Outside there is ample off-road parking and a private, low-maintenance garden in addition to a walled outdoor sitting area. Tenure: Long Leasehold. Council Tax Band: E. EPC rating: to follow.

Price Guide: £400,000



ENTRANCE HALL

LIVING ROOM

23' 6" x 11' 0" (7.16m x 3.35m)



FITTED DINING KITCHEN

23' 0" x 17' 0" max (7.01m x 5.18m)



BEDROOM ONE

11' 1" x 10' 7" (3.38m x 3.22m)



DRESSING ROOM

11' 1" x 4' 0" (3.38m x 1.22m)



BEDROOM TWO

12' 7" x 11' 10" (3.83m x 3.60m)



BEDROOM THREE

10' 2" x 9' 1" (3.10m x 2.77m)

LUXURY SHOWER ROOM
8' 1" x 6' 10" (2.46m x 2.08m)



LOFT STORAGE
1 15' 0" x 12' 1" (4.57m x 3.68m)

DETACHED GARAGE
15' 8" x 8' 6" (4.77m x 2.59m)

OUTSIDE



LOFT ROOM
18' 10" x 9' 2" (5.74m x 2.79m)



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



TOTAL FLOOR AREA - 1704 sq.ft. (158.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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