

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)

EN-SUITE BATHROOM

11' 1" x 4' 10" (3.38m x 1.47m)



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 ROOM

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



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



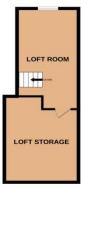
VIEWING ARRANGEMENTS

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

GROUND FLOOR 1348 sq.ft. (125.2 sq.m.) approx



157 FLOOR 357 sq.h. (33.1 sq.m.) approx.







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