



Harrytown, Romiley. SK6 3BS

This extremely well presented semi detached property is modern throughout ,yet offers an array of lovely original features. The property is conveniently located close to local schools and transport facilities. An internal inspection is essential to appreciate the standard of accommodation on offer. Featuring: Reception porch, entrance hall, living room with feature fireplace, 16ft dining kitchen with modern units and certain integral appliances, conservatory, 3 bedrooms and newly fitted bathroom. Gas central heating is installed (New Boiler 2024) along with double glazing. There is a driveway providing parking and a good sized rear garden. This property is sure to prove popular.

Tenure Freehold. Council Tax Band C. EPC TBC.

Asking Price £325,000



LIVING ROOM

12' 2" x 11' 2" (3.71m x 3.40m)

**BEDROOM ONE**

12' 4" x 10' 4" (3.76m x 3.15m)

**LUXURY BATHROOM**

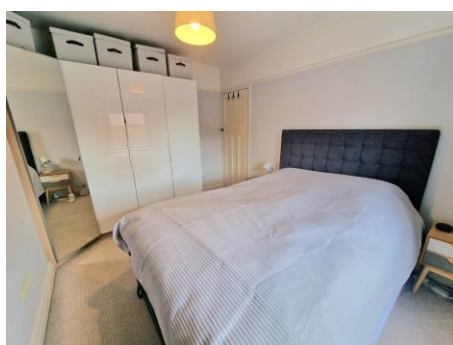
6' 7" x 5' 7" (2.01m x 1.70m)

**OPEN PLAN FITTED DINING KITCHEN**

17' 6" x 11' 11" (5.33m x 3.63m)

**BEDROOM TWO**

11' 2" x 11' 1" (3.40m x 3.38m)

**OUTSIDE****BEDROOM THREE**

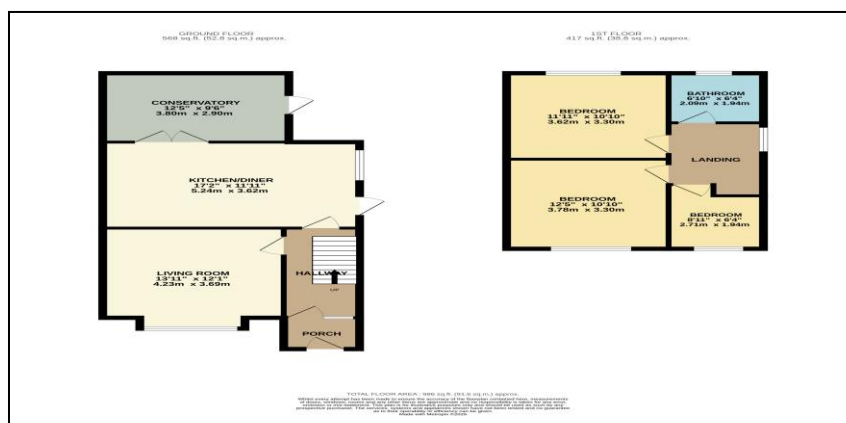
9' 0" x 6' 8" (2.74m x 2.03m)

**CONSERVATORY**

12' 10" x 9' 5" (3.91m x 2.87m)

**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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