



62 Roundcroft, Romiley, SK6 4LS

IN NEED OF REFURBISHMENT! A rare opportunity to restore this tired, bay-fronted semi-detached house to its former glory! Situated in a highly sought after residential location, within the catchment area for Romiley Primary and Marple Hall Secondary Schools, close to Romiley Golf and Crickets Clubs - the property is sure to generate considerable interest. The extended accommodation includes an entrance hall, downstairs w.c, lounge, sitting room, dining room, kitchen, three bedrooms, bathroom and separate w.c. A driveway extends beyond the side of the property to a detached garage and the south-west facing rear garden that will enjoy the afternoon and evening sun.

Tenure: Freehold. Council Tax Band: D. EPC rating: the

Price Guide: Offers Over £300,000



ENTRANCE HALL

13' 2" x 6' 4" (4.01m x 1.93m)

DOWNSTAIRS W.C.

LOUNGE

14' 3" plus bay x 11' 8" (4.34m x 3.55m)

DINING ROOM

11' 8" x 7' 8" (3.55m x 2.34m)



SITTING ROOM

10' 1" x 9' 0" (3.07m x 2.74m)



KITCHEN

14' 4" x 7' 9" max (4.37m x 2.36m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 10" into bay x 10' 0" (4.21m x 3.05m)



BEDROOM TWO

11' 3" x 10' 8" (3.43m x 3.25m)



BEDROOM THREE

7' 7" x 7' 0" (2.31m x 2.13m)

BATHROOM



W.C.

DETACHED GARAGE

VIEWING ARRANGEMENTS

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



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