



Waterford Avenue, Romiley, SK6 4HL

ENJOYING A STUNNING OUTLOOK TO THE REAR ACROSS OPEN COUNTRYSIDE and to the Peak District in the distance! This well cared for detached family home is situated in a sought-after location and offers comfortable accommodation comprising; entrance hall, lounge and dining area, conservatory, fitted kitchen, three bedrooms (two with fitted wardrobes) and a modern shower room. Outside there is a driveway and detached garage and the attractive rear garden enjoys both a sunny aspect along with the superb open views. Tenure: Freehold. Council Tax Band: D. EPC rating: D

Price Guide: £395,000



ENTRANCE HALL

LOUNGE

14' 0" x 13' 4" (4.26m x 4.06m)



DINING AREA

8' 10" x 8' 10" (2.69m x 2.69m)



CONSERVATORY

8' 9" x 8' 3" (2.66m x 2.51m)



KITCHEN

11' 8" x 7' 4" (3.55m x 2.23m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 10" max x 10' 0" (4.21m x 3.05m)



BEDROOM TWO

12' 3" max x 10' 5" (3.73m x 3.17m)



BEDROOM THREE

7' 0" x 6' 5" (2.13m x 1.95m)



SHOWER ROOM

5' 8" x 5' 4" (1.73m x 1.62m)



GARAGE

15' 4" x 9' 0" (4.67m x 2.74m)

OUTSIDE



VIEWING ARRANGEMENTS

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



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