



Cherry Tree Lane, Romiley, SK6 4HB

This generous sized 3 bedroom semi detached is located on a popular estate that is convenient for Romiley Village as well as being in catchment for Marple Hall Secondary and Romiley Primary Schools. The property offers plenty of scope for the next purchaser to put their own stamp on the accommodation and features: Reception porch, entrance hall, lounge, dining room, kitchen, rear porch with access to a storage room, utility cupboard and home office, 3 bedrooms and shower room with white suite. Gas central heating is installed (new Worcester boiler 2023) along with some uPVC double glazing and outside there is a shared driveway leading to a detached garage and enclosed lawned rear garden and patio. Council Tax Band: B. Tenure: Freehold. Energy Rating: TBC.

Price Guide: £235,000



ENTRANCE PORCH

6' 10" x 4' 6" (2.08m x 1.37m)

ENTRANCE HALL

12' 4" x 6' 3" (3.76m x 1.90m)

**LOUNGE**

12' 5" x 12' 3" (3.78m x 3.73m)

**DINING ROOM**

10' 6" x 10' 2" (3.20m x 3.10m)

FITTED KITCHEN

10' 5" x 8' 3" (3.17m x 2.51m)

REAR PORCH

7' 4" x 3' 1" (2.23m x 0.94m)

UTILITY CUPBOARD

4' 6" x 3' 8" (1.37m x 1.12m)

HOME OFFICE

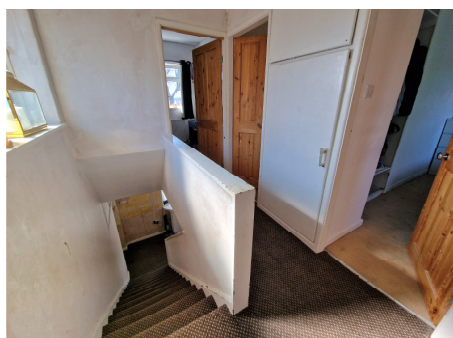
7' 2" x 6' 7" (2.18m x 2.01m)

**STORAGE ROOM**

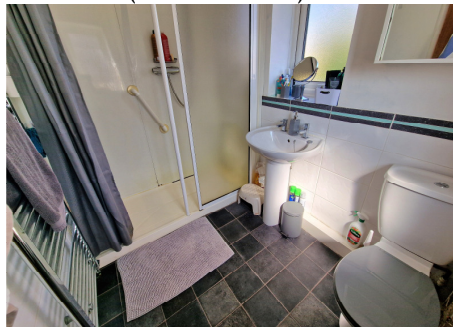
4' 0" x 2' 6" (1.22m x 0.76m)

LANDING

8' 2" x 5' 9" (2.49m x 1.75m)

**MODERN SHOWER ROOM**

7' 9" x 5' 4" (2.36m x 1.62m)

**BEDROOM ONE**

12' 0" x 10' 9" (3.65m x 3.27m)

**BEDROOM TWO**

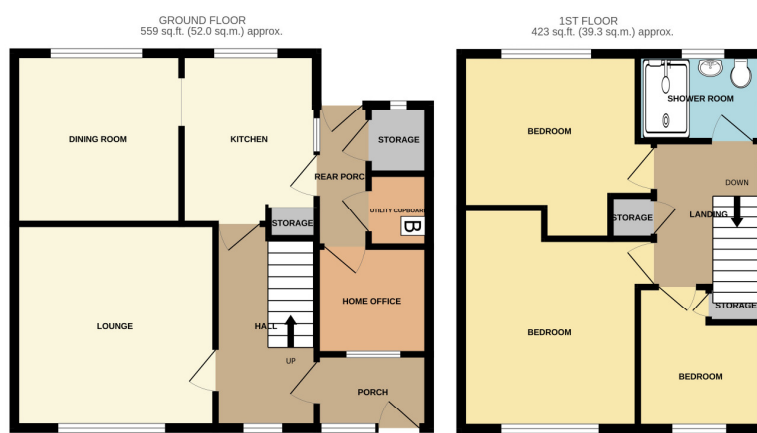
10' 9" plus doorway x 9' 5" (3.27m x 2.87m)

**BEDROOM THREE**

9' 0" widest point x 8' 0" (2.74m x 2.44m)

OUTSIDE**VIEWING ARRANGEMENTS**

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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