



Sunwell Terrace, Marple SK6 7JP

RECENTLY RENOVATED! This newly renovated period terrace is a perfect first time buyer home, offering 'ready to move into' accommodation. The property enjoys a sought after location close to Marple Town centre with views over the historic Goyt Mill. The property has been re-wired, has new central heating, re-plastered with high specification open plan kitchen and fitted appliances, plus a new bathroom. New floor coverings and fresh redecoration throughout. Outside there is a lovely 'suntrap' courtyard garden. Call Now to book your viewing slot.

Tenure: Freehold. Council Tax Band: B EPC rated TBC

Offers in Excess Of £280,000

LIVING ROOM

14' 5" x 11' 10" (4.39m x 3.60m)

**BEDROOM ONE**

14' 4" x 13' 6" (4.37m x 4.11m)

**BATHROOM**

9' 9" x 6' 10" (2.97m x 2.08m)

**OPEN PLAN KITCHEN DINER**

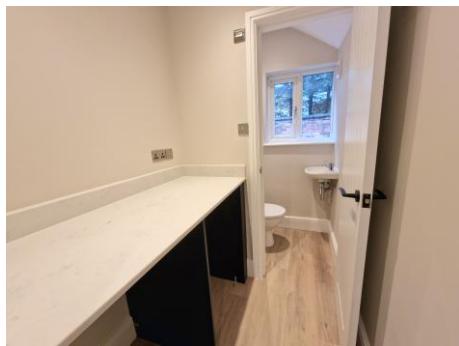
14' 5" x 14' 4" (4.39m x 4.37m)

**BEDROOM TWO**

14' 2" x 7' 10" (4.31m x 2.39m)

**OUTSIDE****UTILITY ROOM**

4' 10" x 4' 6" (1.47m x 1.37m)

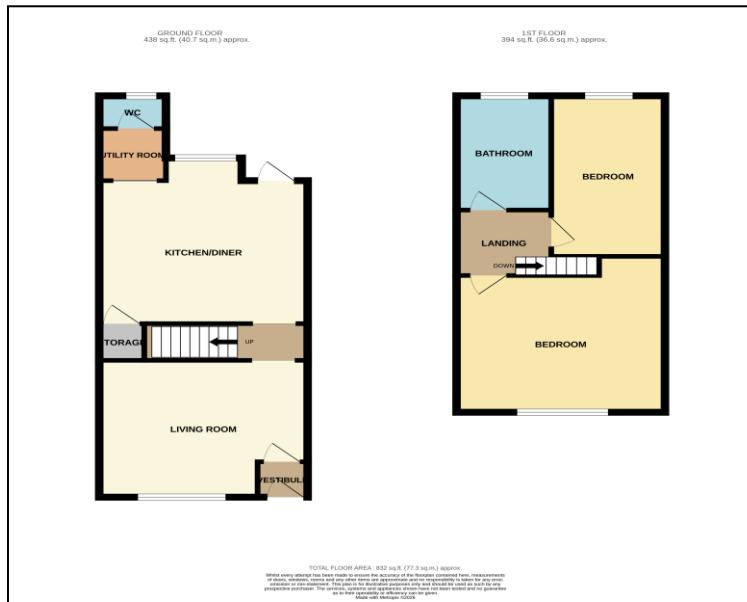
**VIEWING ARRANGEMENTS**

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

EPC Rating -TBC

TENURE - FREEHOLD

Council Tax Band - B

**GROUND FLOOR WC**

3' 9" x 2' 11" (1.14m x 0.89m)

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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