



Rushyfield Crescent, Romiley, SK6 4LG

An attractive bay-fronted semi-detached house set within a small cul-de-sac in this most sought-after residential area. Although many improvements have been completed by the current owner, including a full re-wire and a replacement boiler, the eventual buyer will no doubt wish to carry out some further cosmetic improvements. The accommodation includes an enclosed porch, entrance hall, sitting room, living room with adjoining dining area, a fitted kitchen, three bedrooms, a bathroom and separate w.c. Outside a long driveway leads to an attached garage and to the rear there is an attractive, private garden. Tenure: Freehold. Council Tax Band: D. EPC rating: to follow.

Price Guide: Offers Over £400,000



ENCLOSED PORCH

ENTRANCE HALL

SITTING ROOM

12' 7" x 11' 7" (3.83m x 3.53m)



LIVING ROOM

11' 10" x 11' 8" (3.60m x 3.55m)



DINING AREA

9' 8" x 5' 6" (2.94m x 1.68m)

KITCHEN

13' 9" x 8' 0" max (4.19m x 2.44m)



FIRST FLOOR LANDING

BEDROOM ONE

14' 2" x 10' 8" (4.31m x 3.25m)



BEDROOM TWO

11' 2" x 10' 8" (3.40m x 3.25m)



BEDROOM THREE

7' 5" x 6' 10" (2.26m x 2.08m)

BATHROOM

7' 4" x 5' 5" (2.23m x 1.65m)



SEPARATE W.C.

GARAGE

16' 1" x 7' 0" (4.90m x 2.13m)

OUTSIDE



VIEWING ARRANGEMENTS

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



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