



Guywood Court, Sandy lane, Romiley

Well presented two bedroom lower ground floor apartment with modern fixtures and fittings. This is a sought after location, close to Romiley Village with its independent shops and Railway Station with direct links to Manchester City Centre. There is a single garage and well tended communal gardens to the outside of the apartments and the accommodation features: Communal entrance with security intercom, 18ft lounge with picture windows overlooking the gardens, modern fitted kitchen with certain integral appliances, 2 double bedrooms each with fitted wardrobes and shower room. Gas central heating is installed along with uPVC double glazing. Much interest is anticipated therefore early viewings are essential. EPC rating C. Tenure long Leasehold. Council Tax Band B.

Asking Price of £150,000



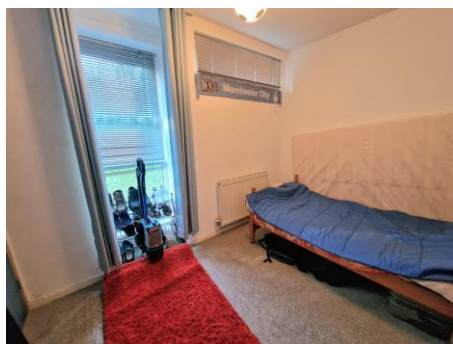
LIVING ROOM

18' 3" x 11' 6" (5.56m x 3.50m)



BEDROOM TWO

10' 6" x 8' 5" (3.20m x 2.56m)



OUTSIDE



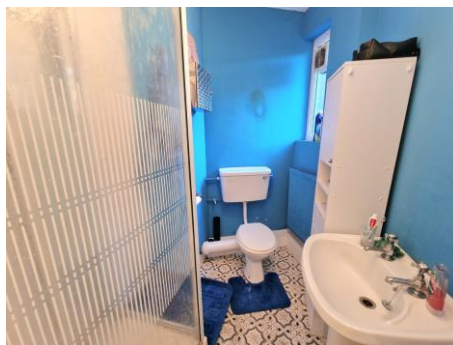
KITCHEN

10' 10" x 8' 7" (3.30m x 2.61m)



SHOWER ROOM

8' 4" x 5' 8" (2.54m x 1.73m)



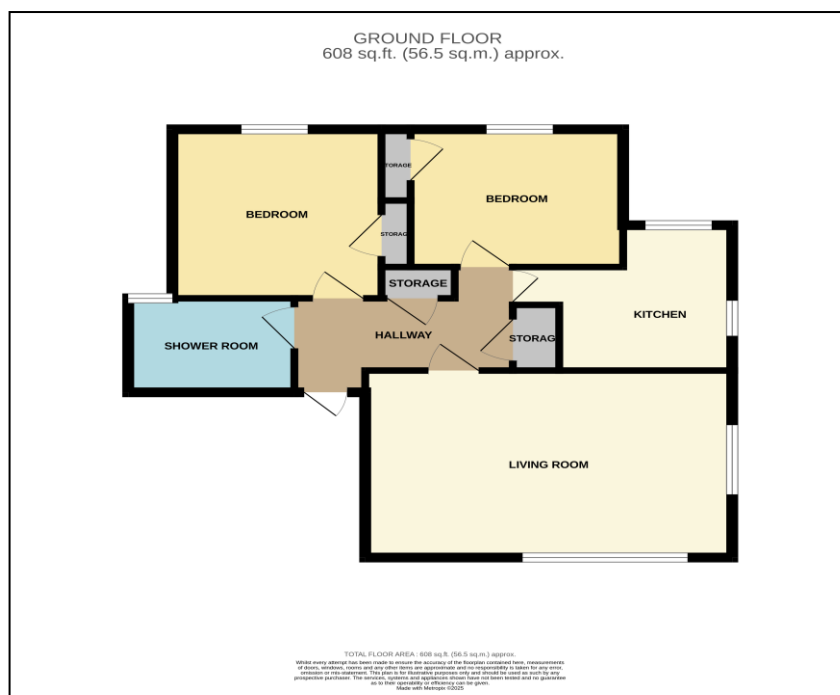
MASTER BEDROOM

10' 5" x 10' 4" (3.17m x 3.15m)



VIEWING ARRANGEMENTS

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



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