



St Christophers Drive, Romiley, SK6 3BE

This beautifully presented family home has been updated and re-modelled in recent year to create two separate reception rooms, a downstairs w.c., beautiful, landscaped gardens and off-road parking. The property is set at the end of a quiet cul-de-sac with a useful cut through providing easy access towards Romiley shopping centre. The accommodation includes an entrance hall, downstairs w.c., lounge, dining room with adjoining re-fitted kitchen, first floor landing, three bedrooms and a modern family bathroom. A gas-fired combination boiler was fitted in 2022 and there are double glazed windows throughout. Tenure: Freehold. Council Tax Band: C. EPC rating: D

Price Guide: £325,000



ENTRANCE HALL

10' 10" x 7' 2" (3.30m x 2.18m)

DOWNSTAIRS W.C.

LOUNGE

12' 5" x 10' 4" (3.78m x 3.15m)



DINING ROOM

9' 7" x 9' 1" (2.92m x 2.77m)



KITCHEN

9' 1" x 8' 5" (2.77m x 2.56m)



FIRST FLOOR LANDING

BEDROOM ONE

13' 0" x 9' 10" (3.96m x 2.99m)



BEDROOM TWO

11' 7" x 6' 7" (3.53m x 2.01m)



BEDROOM THREE

10' 0" x 5' 8" (3.05m x 1.73m) - 8'8" into recess

BATHROOM

6' 3" x 6' 2" (1.90m x 1.88m)



OUTSIDE



VIEWING ARRANGEMENTS

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



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