



## Powicke Drive, Romiley. SK6 3EF

This stunning semi-detached true bungalow, offers well balanced and proportioned accommodation that would suit those looking for a hassle free downsize. The property occupies a good sized plot with sunny garden to the rear and a large recently laid driveway, leading to a detached garage. The accommodation includes an entrance vestibule, hallway, living room, lounge, newly fitted kitchen with patio doors opening onto the garden and space for utility, two double bedrooms (each with fitted furniture) and a newly fitted bathroom.

Gas Central Heating, boiler fitted in 2025.

An internal viewing is essential to fully appreciate what this property has to offer.

Tenure: Freehold. Council Tax Band: C. EPC TBC.

Asking price of £325,000



**LIVING ROOM**

17' 2" x 10' 10" (5.23m x 3.30m)



**BEDROOM TWO**

12' 8" x 9' 7" (3.86m x 2.92m)



**OUTSIDE**



**DINING KITCHEN**

19' 1" x 10' 8" (5.81m x 3.25m)



**BATHROOM**

6' 10" x 6' 4" (2.08m x 1.93m)



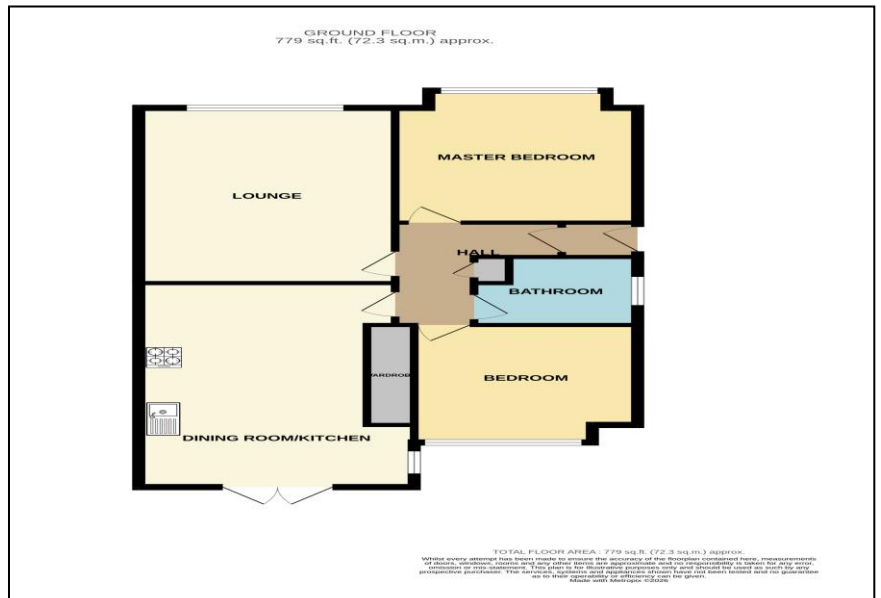
**VIEWING ARRANGEMENTS**

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

EPC Rating - TBC  
TENURE - FREEHOLD  
Council Tax Band - C

**BEDROOM ONE**

11' 5" x 10' 9" (3.48m x 3.27m)



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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