



## Lyme Grove, Romiley.SK6 4DJ

This stunning terraced property, is located in a sought after cul-de-sac, close to the centre of Romiley Village. With railway station offering direct links to Manchester City Centre, park and primary school all close by. This is an extremely convenient and sought after location. The contemporary styled accommodation features: Reception porch, living room with wood burning stove, modern high gloss fitted dining kitchen, sitting room / sun room with French doors leading to the rear garden. To the first floor are two bedrooms and modern bathroom. Stairs lead to a useful loft room, an ideal place for a home office, and the property has gas central heating and double glazing. The rear court yard is low maintenance and there is a forecourt front garden. Take a look - this property is sure to be popular. Tenure Long Leasehold. Council Tax Band B. EPC TBC.

Offers In Excess of £275,000



**LIVING ROOM**

12' 2" x 11' 5" (3.71m x 3.48m)

**BEDROOM TWO**

11' 8" x 6' 4" (3.55m x 1.93m)

**LOFT ROOM**

14' 4" x 11' 8" (4.37m x 3.55m)

**FITTED KITCHEN DINER**

12' 7" x 6' 7" (3.83m x 2.01m)

**BATHROOM**

8' 10" x 5' 6" (2.69m x 1.68m)

**OUTSIDE****SITTING ROOM**

12' 7" x 6' 7" (3.83m x 2.01m)

**VIEWING ARRANGEMENTS**

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

**BEDROOM ONE**

12' 3" x 11' 8" (3.73m x 3.55m)



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