



Park Road, Romiley, SK6 4AR

Situated in a highly sought-after location, within a short walk of Romiley Village centre and the railway station, this three bedroom, bay fronted semi-detached house is sure to prove popular. The property also benefits from being within the catchment area for the highly regarded Romiley primary School and Marple Hall secondary school and boasts a southerly facing rear garden. The accommodation comprises: entrance hall, lounge with adjoining dining room, an extended fitted kitchen, three bedrooms and a family bathroom. Outside, in addition to the rear garden there is a long driveway and detached garage. Tenure: Freehold. Council Tax Band: D. EPC rating: to follow.

Price Guide: Offers Over £400,000



ENTRANCE HALL

16' 4" x 6' 0" (4.97m x 1.83m)

LOUNGE

12' 0" x 11' 6" plus bay (3.65m x 3.50m)



DINING ROOM

12' 9" x 12' 0" (3.88m x 3.65m)



FITTED KITCHEN

18' 0" x 8' 0" max (5.48m x 2.44m)



FIRST FLOOR LANDING

BEDROOM ONE

12' 9" x 12' 2" (3.88m x 3.71m)



BEDROOM TWO

11' 6" plus bay x 10' 3" (3.50m x 3.12m)



BEDROOM THREE

8' 2" x 8' 0" (2.49m x 2.44m)

BATHROOM

6' 10" x 6' 0" (2.08m x 1.83m)



DETACHED GARAGE/ GARDENS



VIEWING ARRANGEMENTS

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



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