



High Meadows, Romiley, SK6 4PT

This extended, true-bungalow enjoys a highly sought-after location at the end of a cul-de-sac with far reaching views across Romiley to the hills of the Peak District. Added to that, the property benefits from a beautiful, large rear garden ideally suited to the gardening enthusiast. The extension to the property has created a wonderful 'L' shaped 19ft dining kitchen with picture windows and French doors onto the colourful garden. In addition, there is an enclosed porch, entrance hall, lounge, two double bedrooms with fitted furniture and a shower/wet room. A long driveway leads to a detached garage and there is also a large greenhouse. There is ample room for further extensions to the property if required (subject to the appropriate consent).

Tenure: Long Leasehold. Council Tax Band: C. EPC rating: To follow.

Guide Price: £450,000



ENCLOSED PORCH

ENTRANCE HALL

LOUNGE

14' 6" x 11' 0" (4.42m x 3.35m)



'L' SHAPED DINING KITCHEN

19' 9" x 19' 5" L Shaped (6.02m x 5.91m)



BEDROOM ONE

12' 0" x 11' 0" (3.65m x 3.35m)



BEDROOM TWO

11' 0" x 10' 3" (3.35m x 3.12m)



SHOWER/WET ROOM

7' 0" x 5' 3" (2.13m x 1.60m)



GARAGE

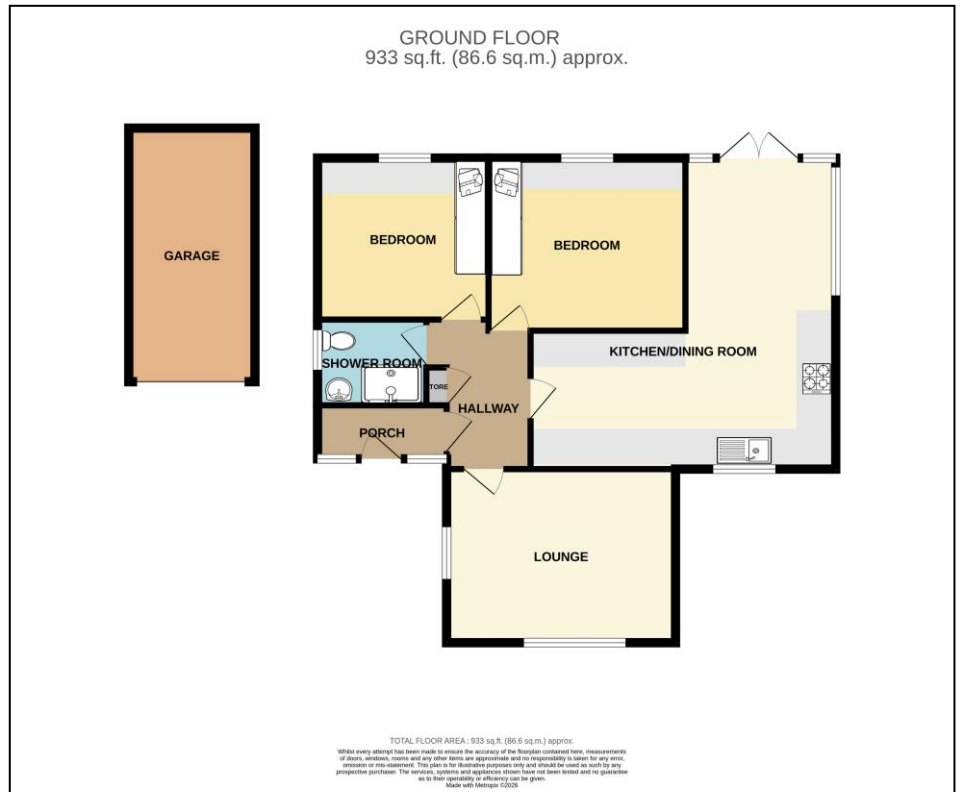
16' 0" x 8' 0" (4.87m x 2.44m)

OUTSIDE



VIEWING ARRANGEMENTS

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



Thomas Lardner Estate Agents, which is a trading name of Romiley 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.

T709 Printed by Ravensworth 01670 713330