



## 32 Padden Brook, Romiley, SK6 3AS

Situated at the head of a quiet cul-de-sac, close to the attractive walks of the Peak Forest canal and the Goyt River valley, this well presented home is sure to prove popular. The local shops and facilities of Romiley village centre are also within easy reach including the railway station with direct trains to Manchester City centre. The accommodation includes an enclosed porch, entrance hall, lounge, dining area adjoining a modern fitted kitchen, two double bedrooms and a modern shower room. An added bonus is the fact that there is an old garage base/parking space situated at the end of the garden which could be reinstated if required. Tenure: Long leasehold. Council Tax Band: B. EPC rating: to follow.

Price Guide: Offers Over £225,000



## ENCLOSED PORCH

## ENTRANCE HALL

## LOUNGE

13' 10" x 12' 7" max (4.21m x 3.83m)



## DINING KITCHEN

15' 6" x 7' 6" (4.72m x 2.28m)



## FIRST FLOOR LANDING

## BEDROOM ONE

15' 7" x 8' 9" (4.75m x 2.66m)



## BEDROOM TWO

10' 6" x 8' 2" (3.20m x 2.49m)



## SHOWER ROOM

7' 1" x 4' 10" (2.16m x 1.47m)



## OUTSIDE



## VIEWING ARRANGEMENTS

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



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