



Kinder Grove, Romiley. SK6 4EU

This beautifully presented 3 bedroom semi detached property, with a generous sized enclosed lawn garden, attached garage and open plan kitchen diner is sure to be popular. The 'ready to move into' home is in the catchment area for Romiley Primary and Marple Hall Secondary Schools and is located on this popular development convenient for Romiley Village. Featuring: Entrance porch, living room, modern fitted dining kitchen, three good sized bedrooms and a luxury shower room. Gas central heating is installed along with uPVC double glazing. To the front of the property is a driveway providing off road parking leading to a large attached garage. Sure to interest somebody with a young family or alternatively first time buyers.

EPC rating C . Tenure; Freehold, Council Tax; B.

Asking Price of £290,000



LIVING ROOM

14' 10" x 12' 5" (4.52m x 3.78m)



BEDROOM TWO

10' 10" x 9' 3" (3.30m x 2.82m)



OUTSIDE



FITTED KITCHEN DINER

17' 10" x 7' 10" (5.43m x 2.39m)



BEDROOM THREE

8' 3" x 7' 11" (2.51m x 2.41m)



SHOWER ROOM

8' 2" x 5' 11" (2.49m x 1.80m)



VIEWING ARRANGEMENTS

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

EPC Rating - C

TENURE - FREEHOLD

Council Tax Band - B

BEDROOM ONE

12' 6" x 11' 11" (3.81m x 3.63m)



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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Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA

0161 494 5136

enquiries@thomaslardner.com

www.thomaslardner.com