



Highfield Avenue, Romiley, SK6 3DA

This immaculately presented semi-detached property offers comfortable family accommodation and enjoys an attractive rear garden with a sunny aspect. A new gas fired boiler was fitted in January 2026 and the accommodation comprises; entrance hall, lounge, 18ft fitted dining kitchen, rear hall, downstairs w.c., first floor landing, three good bedrooms and a family bathroom. Outside there is a wide driveway to the front, a detached garage to the side and an attractive, timber workshop towards the end of the garden. Tenure: Freehold. Council Tax Band: B. EPC rating: to follow.

Price Guide: Offers Over £275,000



ENTRANCE HALL

LOUNGE

14' 9" x 12' 4" (4.49m x 3.76m)



DINING KITCHEN

18' 0" x 11' 0" (5.48m x 3.35m)



DOWNSTAIRS W.C.

FIRST FLOOR LANDING

BEDROOM ONE

12' 3" x 11' 10" (3.73m x 3.60m)



BEDROOM TWO

11' 0" x 8' 8" (3.35m x 2.64m)



BEDROOM THREE

8' 3" x 8' 0" (2.51m x 2.44m)



BATHROOM

8' 3" x 5' 7" (2.51m x 1.70m)



GARAGE

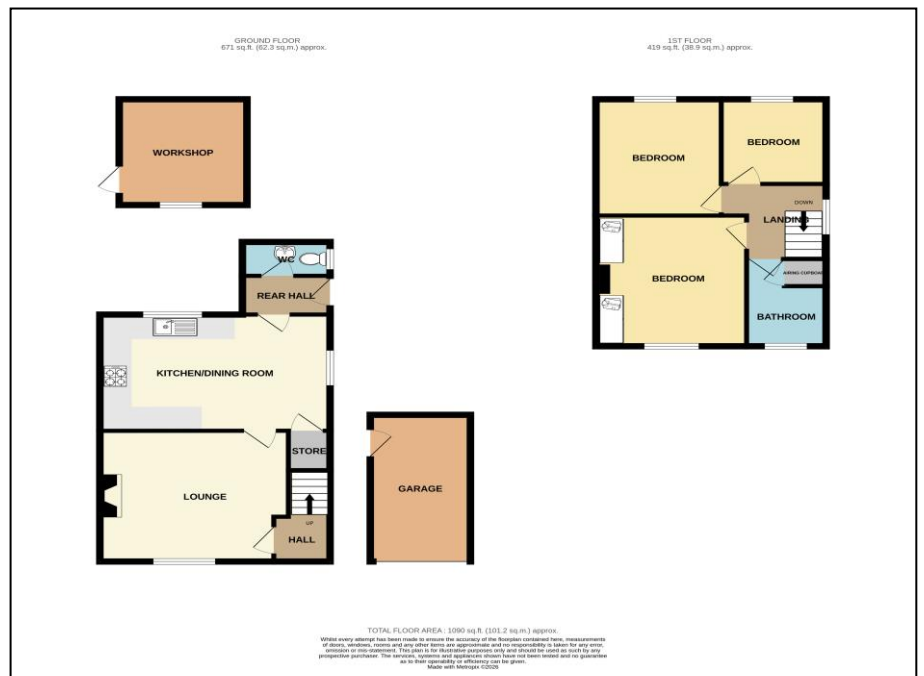
13' 10" x 7' 10" (4.21m x 2.39m)

WORKSHOP

10' 0" x 10' 0" (3.05m x 3.05m)

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