



Lyme Grove, Romiley. SK6 4DH

Located in the heart of the Village close to the Primary School, park and railway station, this extremely well presented and spacious three bedroom terraced with bonus loft room, is sure to be popular. In the catchment for Marple Hall Secondary School the property features: Entrance porch, 27ft 7in through lounge/dining room with French door to the patio garden, 15ft 6in fitted dining kitchen, 3 bedrooms to the first floor with a modern bathroom and then stairs to a spacious loft room. Gas central heating is installed along with uPVC double glazing and outside there is a forecourt front garden and enclosed rear patio garden.

Tenure Long Leasehold. Council Tax Band C. EPC Rated E.

Offers In Excess of £300,000



LIVING ROOM

27' 7" x 13' 6" (8.40m x 4.11m)

**BEDROOM THREE**

8' 7" x 7' 11" (2.61m x 2.41m)

**BATHROOM**

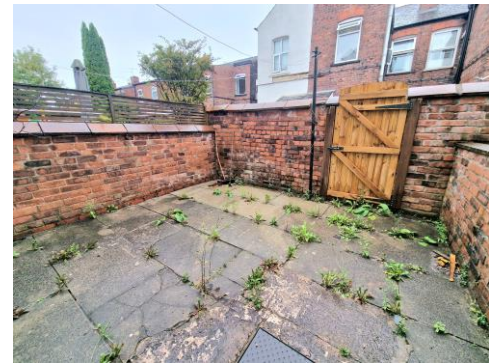
7' 2" x 5' 8" (2.18m x 1.73m)

**KITCHEN**

15' 6" x 8' 7" (4.72m x 2.61m)

**BEDROOM FOUR**

13' 10" x 11' 8" (4.21m x 3.55m)

**OUTSIDE****MASTER BEDROOM**

11' 7" x 11' 4" (3.53m x 3.45m)

**VIEWING ARRANGEMENTS**

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

EPC Rating - E
Tenure - Leasehold
Council Tax Band - C

BEDROOM TWO

11' 0" x 7' 11" (3.35m x 2.41m)



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