



Beechwood Avenue, Romiley. SK6 4DL

This well presented 3 bedroom semi detached home, is located close to Romiley Village, Park and Primary School in a sought after residential area. The accommodation is 'ready to move into' and features: Entrance hall, living room with wood burner, dining area and modern kitchen and three bedrooms (2 with built in furniture), and a modern bathroom. To the rear is an enclosed rear garden and the property has gas central heating & uPVC double glazing. This is bound to be a popular choice for young families or someone wanting the convenience of having the village amenities on your doorstep.

Council Tax Band: C. Energy Performance Rating: TBC. Tenure: Long Leasehold.

Asking Price of £350,000



LIVING ROOM

12' 2" x 10' 0" (3.71m x 3.05m)



BEDROOM ONE

11' 6" x 11' 3" (3.50m x 3.43m)



BATHROOM

7' 0" x 6' 2" (2.13m x 1.88m)



BEDROOM TWO

11' 6" x 11' 7" (3.50m x 3.53m)



OUTSIDE



DINING AREA

12' 3" x 11' 2" (3.73m x 3.40m)



BEDROOM THREE

7' 0" x 6' 4" (2.13m x 1.93m)



VIEWING ARRANGEMENTS

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

EPC Rating - TBC

TENURE - Leasehold

Council Tax Band - C

KITCHEN

9' 1" x 6' 6" (2.77m x 1.98m)



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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