



Green Croft, Romiley. SK6

The property is located close to Romiley Golf Course, in this highly sought after location, which falls into the catchment for Romiley Primary and Marple Hall Secondary Schools. The extended accommodation sits in a generous sized plot with large south facing rear garden. Featuring: Porch, reception hall, living room through to sitting room, separate dining room, fitted breakfast kitchen and access to the integral garage. To the first floor are four bedrooms, master with bay window and second bedroom with walk in wardrobe and fitted bathroom suite. Gas central heating is installed boiler fitted in 2017, along with uPVC double glazing. The property has a driveway providing parking.

EPC TBC. Tenure Freehold. Council Tax band F.

'Offers Over' £495,000



LIVING ROOM

10' 9" x 10' 7" (3.27m x 3.22m)

**BEDROOM ONE**

14' 1" x 10' 9" (4.29m x 3.27m)

**BEDROOM FOUR**

9' 1" x 7' 10" (2.77m x 2.39m)

**SITTING ROOM**

13' 2" x 10' 7" (4.01m x 3.22m)

**BEDROOM TWO**

15' 0" x 8' 5" (4.57m x 2.56m)

**BATHROOM**

8' 5" x 8' 0" (2.56m x 2.44m)

**DINING ROOM**

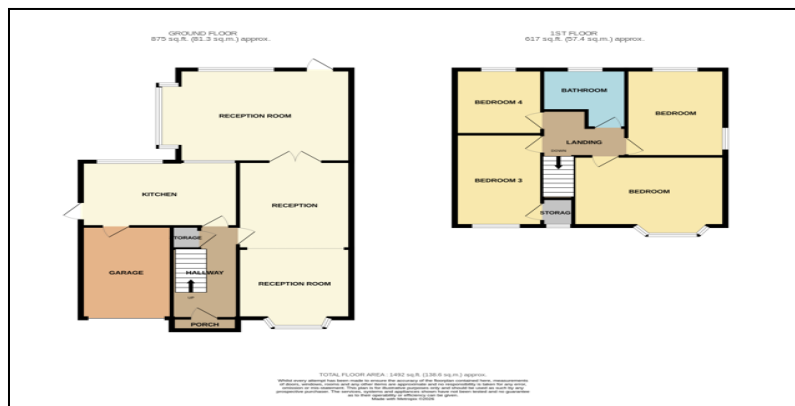
16' 3" x 13' 10" (4.95m x 4.21m)

**BEDROOM THREE**

13' 2" x 9' 5" (4.01m x 2.87m)

**OUTSIDE****KITCHEN**

14' 11" x 9' 10" (4.54m x 2.99m)



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.

T709 Printed by Ravensworth 01670 713330



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