



Highfield Avenue, Romiley. SK6 3DA

Situated on a corner plot with parking and detached garage is this generous sized 3 bedroom semi detached home. Located in a popular residential area close to Primary and Secondary schools. The accommodation features: Entrance hall, lounge with wood burning stove, dining room, fitted kitchen and ground floor WC. Three good sized bedrooms to the first floor and a bathroom. Outside there is a good sized rear garden.

The property requires modernisation throughout but offers a great opportunity to create a lovely family home.

Tenure Freehold. Council Tax band B. EPC Rated TBC

Offers In Excess of £235,000



LIVING ROOM

14' 1" x 12' 4" (4.29m x 3.76m)

**BEDROOM TWO**

11' 11" x 9' 3" (3.63m x 2.82m)

**BATHROOM**

5' 11" x 5' 9" (1.80m x 1.75m)

**DINING ROOM****BEDROOM THREE**

8' 3" x 8' 1" (2.51m x 2.46m)

**OUTSIDE****KITCHEN**

7' 2" x 6' 1" (2.18m x 1.85m)

**VIEWING ARRANGEMENTS**

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

BEDROOM ONE

16' 3" x 11' 11" (4.95m 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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