



Guywood Lane, Romiley. SK6 4AN

This three bedroom semi detached property will appeal to any young family looking for modern and spacious accommodation, yet filled with period features and character. The property is well presented with entrance hall, two reception rooms and modern fitted kitchen. To the first floor are three good sized bedrooms and bathroom. This property is situated within in a short distance to Romiley Train Station providing direct links to Manchester City Centre and walking distance to Romiley Village with its array of bars, restaurants and independent shops. Tenure Freehold. Council Tax Band C. EPC Rated D.

Offers In Excess of £300,000



LIVING ROOM

12' 7" x 11' 6" (3.83m x 3.50m)



FITTED KITCHEN

8' 0" x 7' 10" (2.44m x 2.39m)



DINING ROOM

12' 4" x 11' 6" (3.76m x 3.50m)



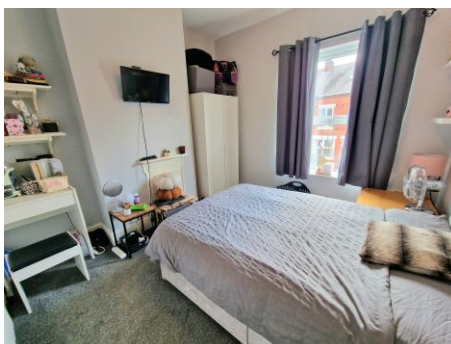
BEDROOM ONE

11' 7" x 12' 5" (3.53m x 3.78m)



BEDROOM TWO

11' 11" x 10' 6" (3.63m x 3.20m)



BEDROOM THREE

7' 4" x 6' 5" (2.23m x 1.95m)



BATHROOM

7' 10" x 6' 2" (2.39m x 1.88m)

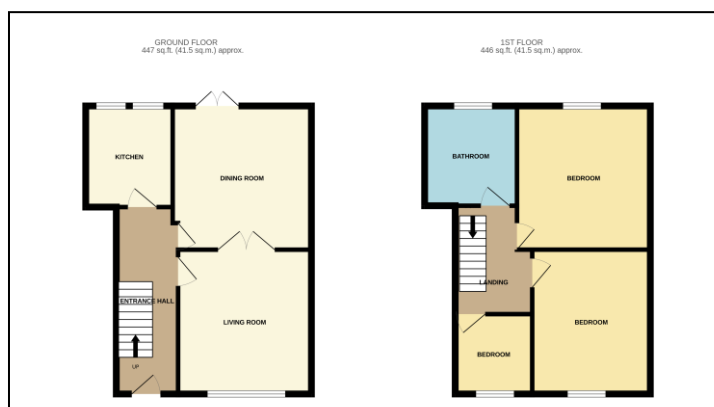


OUTSIDE



VIEWING ARRANGEMENTS

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



Thomas Lardner Estate Agents, which is a trading name of Stockport Reside measurements are approximate and any plans provided are not to scale; (2) constitute, nor constitute part of, an offer or contract; (3) we have not tested any appliances, equipment, fixtures, fittings or other items, 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.

TOTAL FLOOR AREA: 1893 sq.ft. (174.1 sq.m.) approx.
Measurements are approximate and any plans provided are not to scale. Measurements are for guidance only and should not be used as a basis for any decision. The actual area and dimensions may vary from those stated and no guarantee is given in this regard.

are give notice that: (1) all users or lessors, and do not constitute, nor constitute part of, an offer or contract; (2) we have not tested any appliances, equipment, fixtures, fittings or other items, 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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