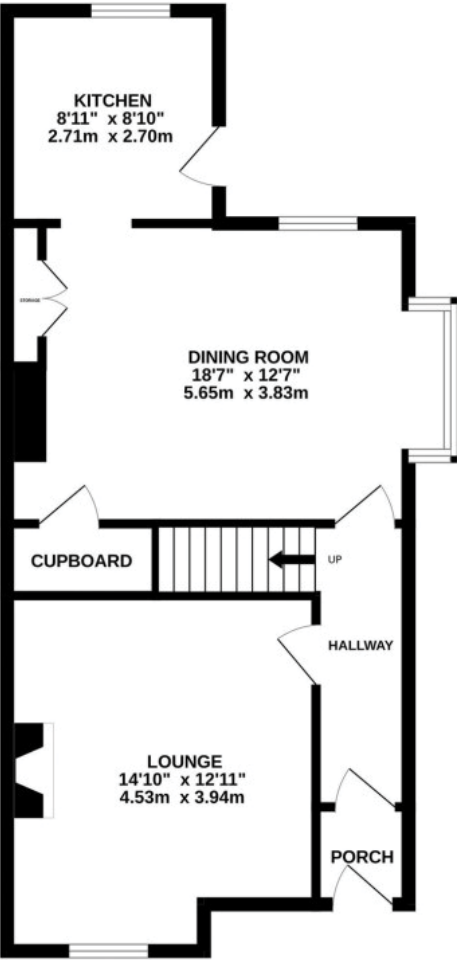
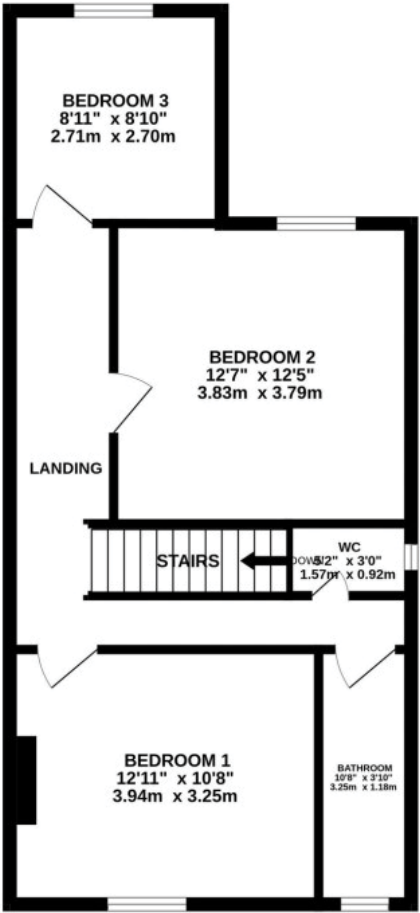


2 BERRYCROFT LANE
Romiley, Stockport
£299,950

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN



Charming three-bedroom end terrace with
period features, two receptions, fitted
kitchen, bathroom with separate WC. Close
to shops, amenities, and transport links.

- Period end terrace home
- Low-maintenance garden
- Three good sized bedrooms
- Close to amenities

- Spacious dining area and separate living room
- Modern bathroom fixtures
- Modern kitchen with integrated appliances

£299,950

2 BERRYCROFT LANE

Romiley, Stockport



Welcome to this charming three-bedroom end of terrace house, where classic period character meets contemporary comfort. The property opens with a welcoming brick exterior with hedges providing privacy and kerb appeal. Step inside to discover the light and spacious accommodation which in brief comprises, entrance hall, two reception rooms, fitted kitchen. On the first floor there are three good sized bedrooms and the family bathroom with a separate WC. The property enjoys an excellent position within walking distance of shops and amenities and is only minutes away from excellent transport links.

LOCATION

Romiley offers a wide range of shops, restaurants, educational and recreational facilities including a golf course, cricket club and swimming pool/leisure centre. For the commuter Romiley station offers services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS

Sat-Nav: SK6 3AU

TENURE

999 year lease, from 25th March 1904, subject to a ground rent of £1.30 per year. (Subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport Borough Council.

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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