



## Lyme Grove, Romiley.SK6 4DJ

Located in this sought after central Romiley location, close to Romiley Primary School, Park and Railway Station with direct links to Manchester City Centre, is this stunning two bedroom period property, with space for home office. The generous sized accommodation features: Entrance hall, living room, dining room with feature fireplace and modern fitted kitchen. To the first floor are two double bedrooms (each with handmade fitted furniture), study and a large modern bathroom. Gas central heating is installed along with uPVC double glazing and outside there is a low maintenance courtyard garden with a patio area to the rear. These houses always prove extremely popular so contact us to book your appointment to view. Tenure Long Leasehold 999 Years 2.75 per annum ground rent. EPC rating Band B.

Offers In Excess of £300,000



**LIVING ROOM**

14' 5" x 12' 1" (4.39m x 3.68m)

**BEDROOM TWO**

12' 2" x 10' 11" (3.71m x 3.32m)

**OFFICE**

5' 6" x 4' 4" (1.68m x 1.32m)

**FITTED KITCHEN DINER**

11' 9" x 8' 5" (3.58m x 2.56m)

**BATHROOM**

9' 5" x 8' 6" (2.87m x 2.59m)

**OUTSIDE****DINING ROOM**

13' 3" x 11' 11" (4.04m x 3.63m)

**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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