



Clapgate, Romiley, SK6 3DG

ENJOYING A STUNNING LOCATION on the outskirts of Romiley and adjoining open farmland to the side, this spacious, detached true bungalow is sure to prove of interest! The well-presented accommodation includes an entrance hall, 23ft lounge/dining room, a recently re-fitted kitchen, two double bedrooms, a family bathroom and a detached garage. A long driveway extends to the side of the property while the rear garden enjoys a welcome degree of privacy along with a sunny westerly aspect across the adjoining fields. Gas fired central heating is complimented by double glazed windows. Tenure: Long Leasehold. Council Tax Band: D. EPC rating: D.

Price Guide: £325,000

ENTRANCE HALL



BEDROOM ONE

12' 9" x 12' 0" (3.88m x 3.65m)



OUTSIDE



LOUNGE/DINING ROOM

23' 7" x 11' 0" (7.18m x 3.35m)



BEDROOM TWO

11' 2" x 9' 2" (3.40m x 2.79m)



VIEWING ARRANGEMENTS

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



KITCHEN

12' 10" x 9' 7" (3.91m x 2.92m)



BATHROOM

8' 1" x 7' 2" (2.46m x 2.18m)



DETACHED GARAGE

16' 0" x 8' 8" (4.87m x 2.64m)



Thomas Lardner Estate Agents, which is a trading name of Romiley 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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