



## Lyme Grove, Romiley, SK6 4DH

A beautifully presented, traditional bay-fronted period terraced family home just a short walk from Romiley village centre and the railway station. The immaculately presented accommodation includes an entrance hall, lounge, dining room that opens onto a modern fitted kitchen with French doors to the attractive rear garden, a first floor landing, three bedrooms and a modern family bathroom. In addition, there is a boarded loft room accessed via a fold-down ladder. The property is in the catchment area for Romiley primary school and Marple Hall secondary school. Tenure: Long Leasehold. Council Tax Band: B. EPC rating: D.

Price Guide: Offers Over £300,000



### ENTRANCE HALL

14' 9" x 3' 8" (4.49m x 1.12m)

### LOUNGE

14' 4" x 11' 10" (4.37m x 3.60m)



### BEDROOM TWO

12' 2" x 10' 2" (3.71m x 3.10m)



### BATHROOM

7' 8" x 6' 0" max (2.34m x 1.83m)



### DINING ROOM

13' 7" x 13' 4" (4.14m x 4.06m)



### BEDROOM THREE

8' 10" x 5' 2" excluding door recess (2.69m x 1.57m)



### OUTSIDE



### KITCHEN

11' 8" x 8' 10" (3.55m x 2.69m)



### VIEWING ARRANGEMENTS

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

### FIRST FLOOR LANDING

### BEDROOM ONE

16' 2" x 11' 4" (4.92m x 3.45m)



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