



## Leyfield Avenue, Romiley.SK6 4AP

Offering the potential to extend, is this three bedroom semi detached home, situated in the heart of Romiley Village, with its railway station and range of independent shops within walking distance. Featuring: Entrance hall, living room through to the dining room with patio doors opening the garden, and fitted kitchen. To the first floor are three bedrooms and bathroom. Gas central heating is installed along with uPVC double glazing. Outside there is a large driveway providing off road parking for several vehicles and two detached garages. In the catchment for Romiley Primary, this is sure to prove to be a very popular family home offering the next purchaser plenty of potential to put their own stamp on the property.

Tenure: Long Leasehold. Energy Rating: TBC.

Council tax Band:

Offers In Excess of £350,000



**LIVING ROOM**

13' 2" x 11' 0" (4.01m x 3.35m)



**KITCHEN**

11' 2" x 7' 8" (3.40m x 2.34m)



**DINING ROOM**

11' 0" x 10' 4" (3.35m x 3.15m)



**BEDROOM ONE**

11' 8" x 11' 0" plus doorway (3.55m x 3.35m)



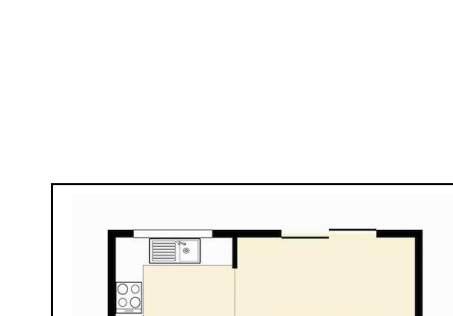
**BEDROOM TWO**

11' 7" x 11' 0" (3.53m x 3.35m)



**BEDROOM THREE**

8' 9" x 7' 10" (2.66m x 2.39m)



**BATHROOM**



**OUTSIDE**



**VIEWING ARRANGEMENTS**

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

EPC Rating - TBC  
TENURE - LEASEHOLD  
Council Tax Band - C



Thomas Lardner Estate Agents, which is a trading name of Stockport Reside 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.

that: (1) all

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents  
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA  
0161 494 5136  
enquiries@thomaslardner.com  
www.thomaslardner.com