



Lyme Grove, Romiley, SK6 4DH

YOU DO NOT WANT TO MISS OUT on the opportunity to purchase this beautifully presented, characterful period terraced home within easy walking distance of the Village centre, the railway station and Romiley Primary School. The current owners have completed a range of improvements to the property including the creation of a very usable loft room, accessed via a fixed staircase from the landing. The remaining accommodation includes an entrance hall, lounge, superb, open-plan sitting/dining room with adjoining fitted kitchen, first floor landing, three bedrooms and a family bathroom. Outside there is a private, enclosed rear garden that enjoys the afternoon and evening sunshine.

Tenure: Long Leasehold. Council Tax Band: C.
EPC rating: D.

Price Guide: Offers Over £325,000



ENTRANCE HALL

LOUNGE

13' 3" x 11' 3" (4.04m x 3.43m)



DINING/SITTING ROOM

17' 5" x 13' 0" (5.30m x 3.96m)



KITCHEN

13' 0" x 9' 6" (3.96m x 2.89m)



FIRST FLOOR LANDING

BEDROOM ONE

12' 5" x 11' 2" (3.78m x 3.40m)



BEDROOM TWO

11' 4" x 11' 2" (3.45m x 3.40m)



BEDROOM THREE

7' 4" x 6' 2" (2.23m x 1.88m)

BATHROOM

5' 9" x 5' 4" (1.75m x 1.62m)



LOFT ROOM

12' 9" x 11' 8" (3.88m x 3.55m)



OUTSIDE



VIEWING ARRANGEMENTS

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



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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