



Beacon Road, Romiley, SK6 3ET

This is a superbly presented 2 bed semi detached true bungalow located on this popular development convenient for Romiley Village. The 'ready to move into' accommodation is complemented by lawned gardens that enjoy a welcome degree of privacy at the rear & a southerly aspect. Featuring: Hall, lounge with feature fireplace, fitted dining kitchen with oven, hob, extractor, fridge, freezer & dishwasher, conservatory overlooking the gardens, 2 dble beds (main with built in robes) & modern bathroom. Gas central heating is installed along with uPVC double glazing & uPVC soffits and facias etc. A driveway provides off road parking & leads to the detached garage. This Freehold bungalow is sure to create much interest so an early viewing is essential if you do not want to miss out.

Price Guide: 'Offers Over' £250,000

**thomas
lardner**

ENTRANCE HALL



MODERN BATHROOM

6' 5" x 6' 5" (1.95m x 1.95m)



LOUNGE

17' 1" x 11' 0" (5.20m x 3.35m)

FITTED DINING KITCHEN

12' 0" x 8' 10" +doorway (3.65m x 2.69m)

CONSERVATORY

8' 9" x 8' 5" (2.66m x 2.56m)



OUTSIDE



VIEWING ARRANGEMENTS

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

EPC Rating - D

BEDROOM ONE

13' 5" x 10' 6" (4.09m x 3.20m)



BEDROOM TWO

12' 7" x 9' 8" (3.83m x 2.94m)



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be relied on as such. Prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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