



Alamein Drive, Romiley, SK6 4JW

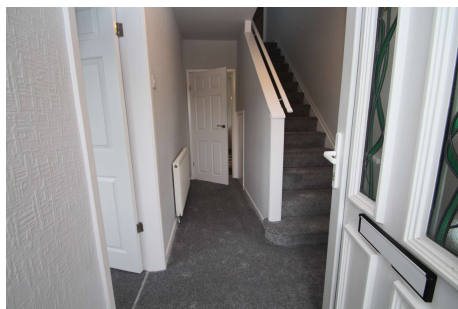
This beautifully presented 3 bedroom semi detached sits within a generous sized corner plot with gardens to three sides and double gates leading to a driveway at the side. Re-decorated throughout with contemporary styling the 'ready to move into' home is offered with no onward chain and is found on this sought after development in the catchment for Romiley Primary and Marple Hall Secondary Schools. Featuring: Hall, lounge, separate dining room with patio doors, fitted kitchen, rear porch, useful utility room, ground floor WC, 3 generous sized beds, modern bathroom & separate WC. Gas central heating is installed (Vaillant boiler) along with uPVC double glazing & the property has new floor coverings throughout. Convenient for Romiley Village and yet on the doorstep of some great countryside & woodland walks this family home is sure to prove extremely popular.

Price Guide: £235,000 NO CHAIN



ENTRANCE HALL

12' 4" x 6' 2" (3.76m x 1.88m)

**BEDROOM TWO**

10' 8" x 9' 4" (3.25m x 2.84m)

MODERN BATHROOM

5' 4" x 4' 10" (1.62m x 1.47m)

**LOUNGE**

12' 4" x 12' 4" (3.76m x 3.76m)

DINING ROOM

10' 8" x 10' 2" (3.25m x 3.10m)

FITTED KITCHEN

10' 7" x 8' 4" (3.22m x 2.54m)

**BEDROOM THREE**

8' 10" x 7' 10" (2.69m x 2.39m)

**SEPARATE WC**

5' 6" x 2' 5" (1.68m x 0.74m)

OUTSIDE**VIEWING ARRANGEMENTS**

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

EPC Rating - D

REAR PORCH

8' 7" x 3' 5" (2.61m x 1.04m)

UTILITY ROOM

12' 5" x 6' 8" incl WC (3.78m x 2.03m)

GROUND FLOOR WC

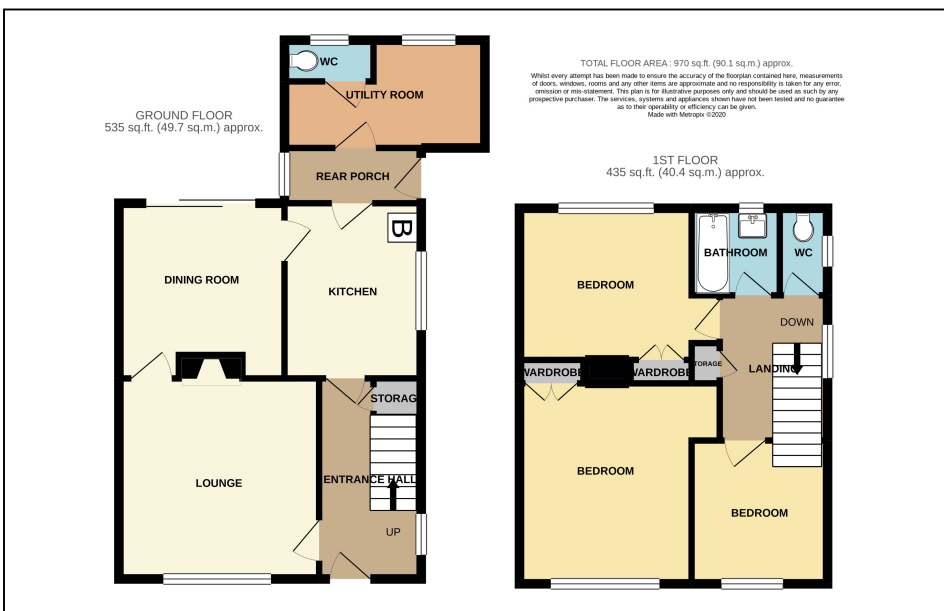
5' 6" x 2' 6" (1.68m x 0.76m)

LANDING

8' 4" x 5' 9" (2.54m x 1.75m)

**BEDROOM ONE**

12' 0" x 10' 8" (3.65m x 3.25m)



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