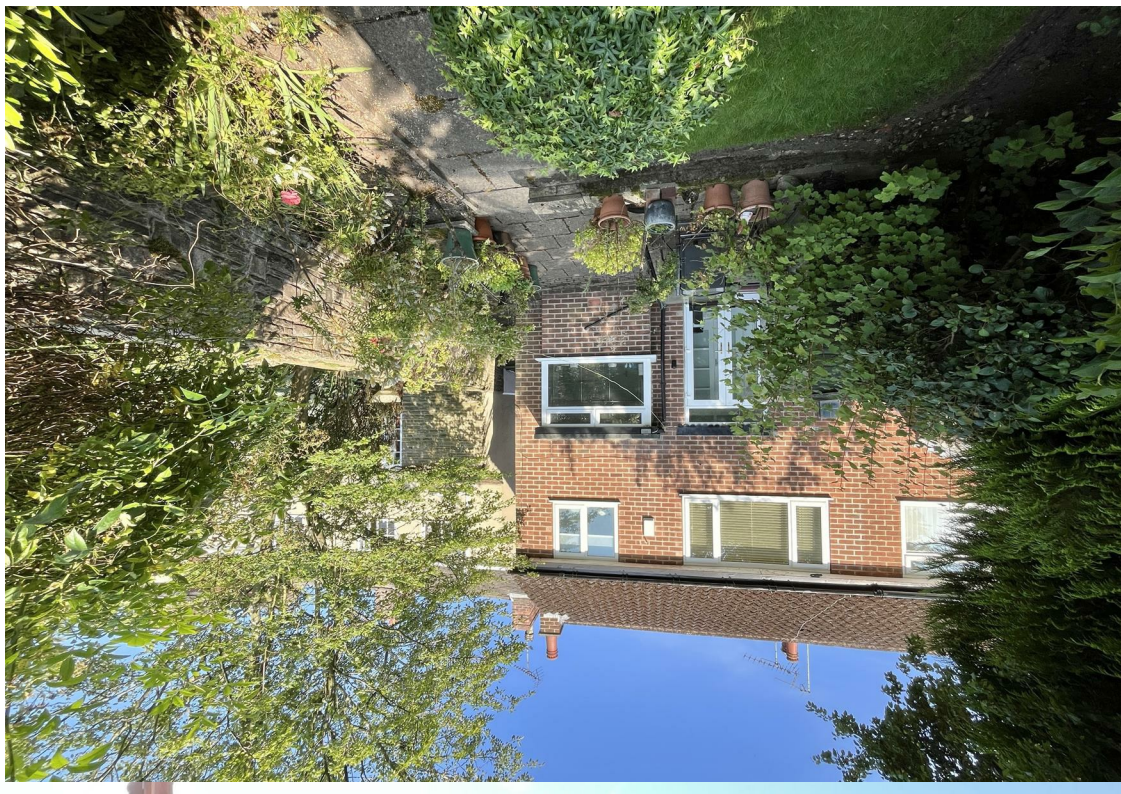

jordan fishwick

11 HATHERLOW ROMILEY STOCKPORT SK6 3DP

£265,000

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One of only two, late 1950's built, semi-detached houses, ideally situated for local schools, within easy reach of both Romiley and Woodley town centres, with easy access to public transport routes and motorway links. Offered for sale with No Onward Chain the living space includes a front porch, entrance hall, front lounge with fireplace, a fitted kitchen with ovens and hob and a rear porch leads out to the garden. Upstairs there are two double bedrooms and a modern bathroom with shower. Front garden with potential for off road parking like next door and a private rear garden. Energy Rating D

GROUND FLOOR

Front Porch
Double glazed composite front door, pvc double glazed windows, electric and gas meter cupboard, glazed door through to:

Entrance Hall
Pvc double glazed side window, central heating radiator, stairs to the first floor, understairs cupboard with pvc double glazed side window and doors to:

Lounge
17'1 x 9'4 (max) plus 9'11 x 2'7
Pvc double glazed front window, two central heating radiators, fitted gas fire and polished stone fireplace, doors to the rear porch.

Kitchen
9'9 x 8'4
A range of fitted kitchen units including base cupboards and drawers, plumbing for a slimline dishwasher, built-in electric double oven, work tops over with an inset single drainer one and a half bowl sink unit and mixer tap, breakfast bar, gas hob with filter hood over, wall cupboards, central heating radiator, pvc double glazed rear bay window, glazed door to:

Rear Porch
Pvc double glazed patio doors leading out to the rear garden and built-in store with Glow Worm gas fired central heating boiler and plumbing for an automatic washing machine.

FIRST FLOOR

Landing
Pvc double glazed side window, access to the loft space and doors leading off to:

Bedroom One
11'11 (to robes) x 9'6 plus 4'5 x 4'1
Two pvc double glazed front windows, central heating radiator, fitted wardrobes and dressing table

Bedroom Two
10'7 x 10'6 (less robes)
Pvc double glazed rear window, central heating radiator, fitted wardrobes, over bed cupboards and headrest, bedside drawers and dressing table.

Bathroom
A modern white three piece suite including a panelled bath with Triton electric shower over and shower screen, wash hand basin with mixer tap and vanity unit, close coupled wd, airing cupboard, chrome finish towel radiator and pvc double glazed rear window.

OUTSIDE

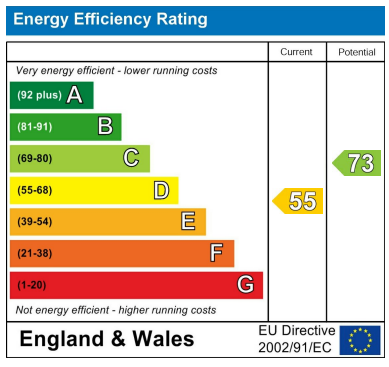
Gardens
There is a parking bay immediately in front of the property, a walled front garden and private rear garden with garden shed.

Our ref: Cms/cms/0710/26

Note - Anti Money Laundering
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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