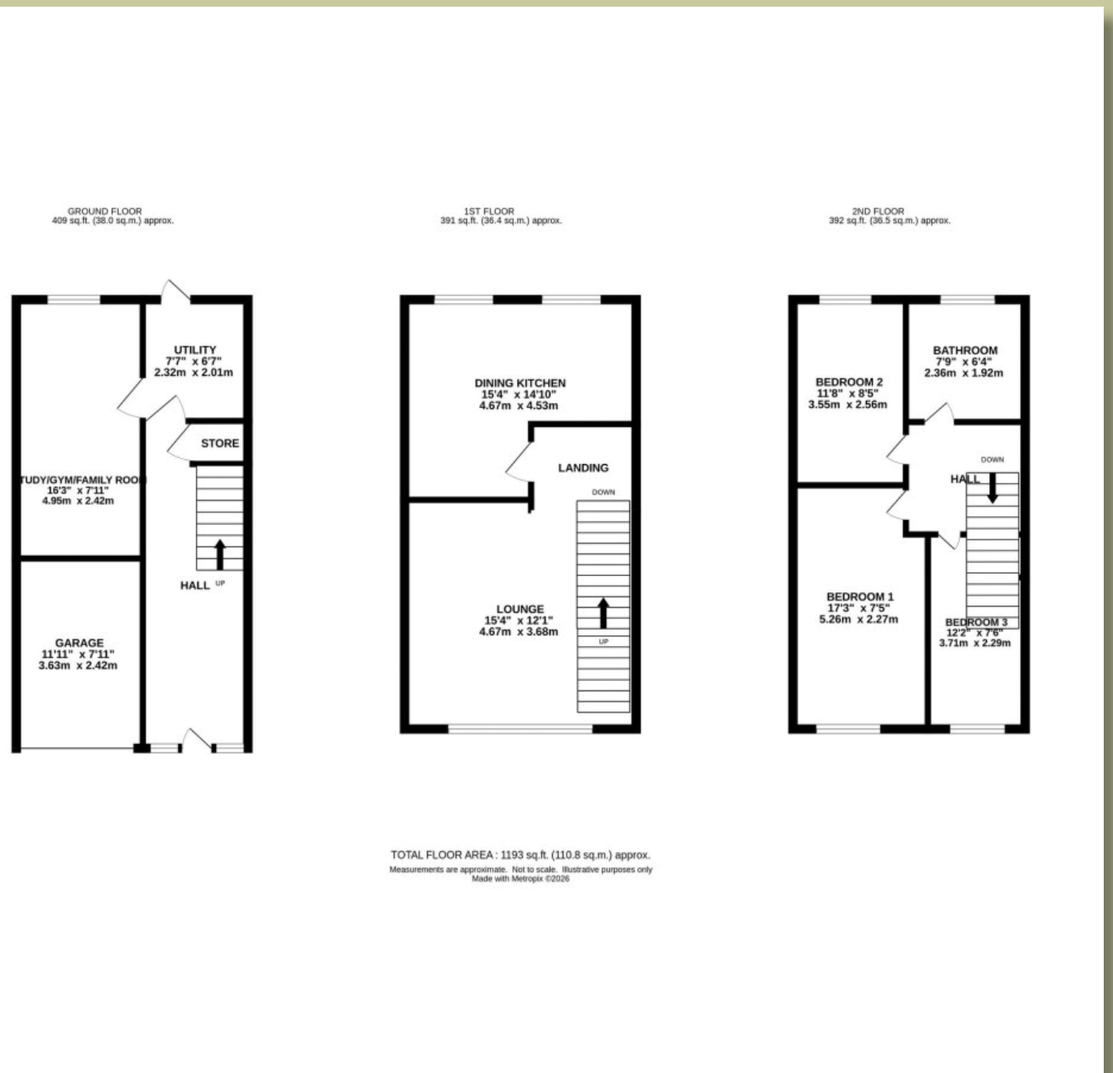
88 LYME GROVE

Romiley, Stockport

£275,000







NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Marple Bridge
10, Town Street, MARPLE BRIDGE SK6 5DS
0161 427 2488 marple@gascoignehalman.co.uk

gascoignehalman.co.uk

The Property Ombudsman

Modern three-bedroom home over three floors with off-road parking, garage, utility, flexible ground floor room, private garden, and decking. NO ONWARD CHAIN

GASCOIGNE HALMAN

- Three bedroom Townhouse close to Romiley Centre
- Off-road parking
- Private garden
- Spacious accommodation over three floors
- Convenient for good schools and transport links
- Storage garage
- Spacious living area with large window
- Garden access from utility area

£275,000

88 LYME GROVE

Romiley, Stockport

















Welcome to this beautifully presented three-bedroom home with accommodation arranged across three floors. As you arrive, you'll appreciate the convenience of off-road parking right at your doorstep, offering both security and peace of mind.
You enter into a good sized entrance hall with a door leading into the garage and utility room. There is also a useful understairs storage cupboard. The utility room has pluming for a washing machine and a sink with hot and cold taps. There is a doorway leading to a large room with could be utilised for various purposes but is currently a gym/home office.

On the first floor there is a good sized living room and a dining kitchen. On the first floor there are three bedrooms and the bathroom which is fitted with a modern suite. Externally there is a private lawned garden with decking area and timber garden shed.
Please note. The EV Charger does not belong to the property.

LOCATION
Romiley offers a wide range of shops, restaurants, educational and recreational facilities including a golf course, cricket club and swimming pool/leisure centre. For the commuter Romiley station offers services to Manchester city centre and the access points to the Northwest motorway network can be found at Stockport East and Bredbury junctions.

DIRECTIONS
Sat-Nav: SK6 4DJ

TENURE
Freehold Ground Rent - £12.00 per year (Subject to verification by solicitors).

SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY
Stockport MBC. Council tax band: C

VIEWING
Viewing strictly by appointment through the Agents.