

£1,350 per month
Overdale Road, Romiley, Stockport, SK6 3HL



Warrens
move happy

Before you know the value of your home
know the value of your estate agent.

Contact us to arrange a free valuation.

Trinity House, Newby Road
Hazel Grove, Stockport, SK7 5DA

0161 260 0444
sales@warrensonline.co.uk
www.warrensonline.co.uk

Welcome to number 20! This tastefully appointed and superbly presented THREE BEDROOM SEMI DETACHED HOME is situated in a convenient location, less than a mile to Romiley Village and Train Station.

Romiley village features amenities such as shops, restaurants, bars, coffee shops, schools, leisure facilities and the transport network including Romiley Train Station with links to Manchester and Sheffield.

Sorry, no pets are allowed here.

Are you the outdoorsy type? Excite your senses with walks in the green, open space afforded by Chadkirk Country Estate, Werneth Low and Etherow Country Park.

Come in; step into the entrance hall. A glazed panel oak door opens to the good sized living area. The living area is open to a dining area beyond which is the garden room. Also off the dining area is the modern stylish kitchen.

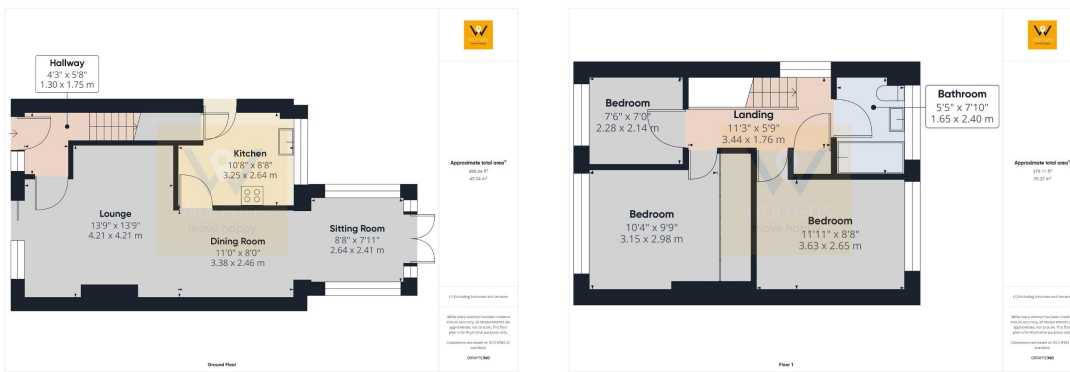
Trace your steps back to the hall and ascend the stairs to the first floor landing. Off the landing, you will find oak doors to each of the three bedrooms and the lovely contemporary style bathroom/w.c.

Outside to the front, a shared drive extends to wrought iron gates which open to provide access to a private drive and garage beyond. The rear garden features an Indian Stone patio with raised sleeper edging. Steps lead to an artificial lawn.

EPC: C

Council Tax: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.



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