



£200,000
Sunfield, Romiley, Stockport, SK6 4BH



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

0161 260 0444
sales@warrensonline.co.uk
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A well proportioned THREE BEDROOM end terrace home (offered with NO ONWARD CHAIN) less than half a mile from Romiley Village and train station. Whilst this home has been rented for many years and is somewhat tired from the experience, it has been re-decorated throughout in December '25 and also features having some new floor coverings.

Romiley village features amenities such as shops, restaurants, bars, coffee shops, schools, leisure facilities (including Romiley's Forum Theatre) and the transport network. As mentioned, Romiley Train station is within half a mile.

Are you the outdoorsy type? Excite your senses (and maybe those of your four legged friend) with walks in the green, open space afforded by Werneth Low and Etherow Country Park.

Step into number 25, the UPVC double glazed front door opens into an entrance porch. Another UPVC door opens to the hallway. To the right there is downstairs W.C. A staircase leads to the first floor.

From the hallway step into the good size living area which is open to a kitchen to the front of the property. Sliding doors from the living room open to a lean to.

Return to the hall and climb the stairs to the landing. Here you will find access to three well proportioned bedrooms and a shower room with three piece suite including a corner shower cubicle.

The home is accessed off a walk with some communal parking areas nearby.

There is a small garden frontage with steps leading down to the front door. To the rear there is a garden. A paved patio extends to the garden. There is fencing and a wall (which houses some en-bloc garages and the sub station).

EPC: Band D

Tenure: Freehold

Council Tax : B

Ground Floor

Entrance Porch - 2' 7" x 3' 7" (0.81m x 1.11m) UPVC double glazed front door into the entrance porch. UPVC double glazed windows. Timber door to the storage/ meter cupboard. UPVC door opening to the hallway.

Hallway - 8' 7" x 3' 3" (2.63m x 1.01m) Wood floor. Radiator. Door to the living area. Door to the downstairs w.c. Stairs to the first floor.

Downstairs W.C. - 5' 8" x 2' 6" (1.73m x 0.77m) Fitted with a low level W.C and wash basin.

Living Area - 17' 7" x 15' 0" (5.37m x 4.59m) A sizeable living area with new carpet. Two radiators. Under Stairs storage. Sliding door to lean to. Open to Kitchen Area.

Kitchen - 12' 3" x 8' 7" (3.74m x 2.62m) Fitted with a range of gloss wall drawer and base units. Roll top work surfaces incorporate a stainless steel sink and drainer. Integrated electric oven with gas hob over and extractor hood. Space for a washing machine and fridge freezer. Part tiled walls. Vinyl flooring. Wall mounted gas 'combi' boiler. UPVC double glazed window to the front aspect.

Lean To - 7' 8" x 15' 8" (2.36m x 4.78m) UPVC double glazed doors lead out to the rear garden. Vinyl flooring.

First Floor

Stairs & Landing - 10' 7" x 6' 5" (3.24m x 1.96m) Ventilation unit. Loft access point. Access to first floor accommodation

Bedroom - 15' 7" x 8' 4" (4.75m x 2.55m) UPVC double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bedroom - 12' 2" x 8' 3" (3.71m x 2.54m) UPVC double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom - 9' 3" x 6' 5" (2.84m x 1.96m) UPVC double glazed window to the rear elevation. Radiator.

Shower Room / W.C. - 9' 7" x 6' 5" (2.93m x 1.97m) Fitted with a shower cubicle, low level wc and a wash basin. Storage cupboard. Part tiled walls. New vinyl flooring. Radiator. Extractor fan. UPVC double glazed frosted window to the front elevation.



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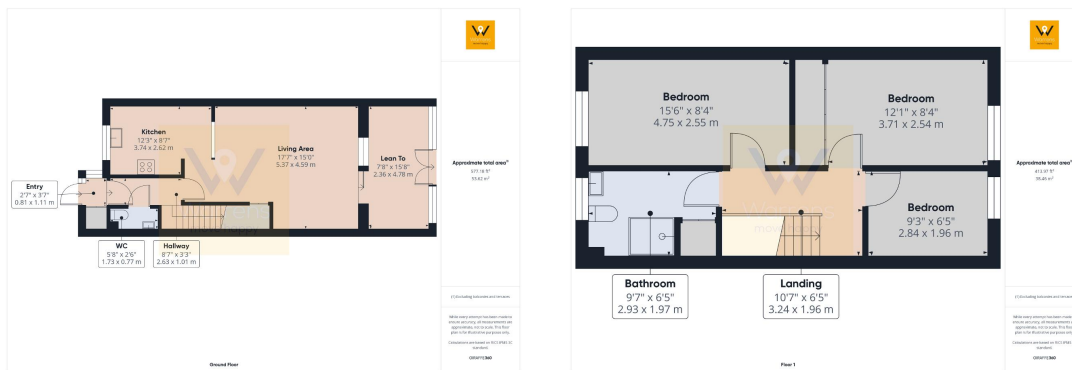
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Exterior

Outside - The home is accessed off a walk with some communal parking areas nearby.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 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.