



£285,000

Rileywood Close, Romiley, Stockport, SK6 3DL



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Sitting pretty at the head of the cul-de-sac, number 11 Rileywood Close is a well presented TWO BEDROOM SEMI DETACHED TRUE BUNGALOW. Vacant and decorated in a neutral palette and featuring a modern shower room and a modern dining kitchen, number 11 is ready for you to call it home.

This home has a garden to the front. A block paved drive extends to the side and into the rear where there is a lawn garden. There is a carport to the side of the property. Number 11 also benefits from a detached garage.

Of course, the location of this home will be attractive for some too; approximately one mile from Romiley Train Station and the amenities of Romiley such as shops, restaurants, bars, coffee shops, schools and leisure facilities (including Romiley's Forum Theatre).

Tenure: Freehold
Council Tax Band: C

Ground Floor

Entrance Porch - Timber front door into the porch.
Glazed paneled door into the hallway. meter cupboard.

Hallway - An 'L' shaped hall.
Radiator.

There is access to the loft via a pull down ladder. The loft is boarded and has light and power. Eaves storage. Large roof light window to the rear.

Living Room - 16' 10" x 10' 10" (5.15m x 3.31m) Glazed double doors open into the lounge. Coving. Radiator. Feature fire place. UPVC double glazed window.

Kitchen - 12' 6" x 8' 9" (3.83m x 2.67m) Modern in style and fitted with a range of wall, base and drawer units. Work surfaces with tile splash backs. Built in gas hob with a concealed extractor over. Space for a washing machine. Space for fridge freezer (which will be included in the sale). Cupboard housing the tumble drier (which will be included in the sale). Built in oven and grill. One and a half bowl single drainer sink unit. Door to the rear garden. UPVC double glazed window. Laminate floor.

Bedroom - 11' 1" x 10' 6" (3.4m x 3.21m) UPVC double glazed window. Radiator. Fitted wardrobes. Matching fitted bedside cabinets and matching drawer units.

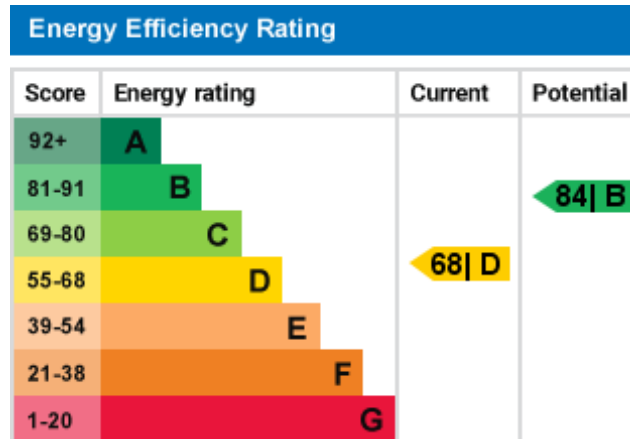
Bedroom - 9' 6" x 12' 5" (2.91m x 3.79m) Radiator. UPVC double glazed window.

Shower Room/W.C. - 6' 3" x 6' 7" (1.91m x 2.02m) A modern shower room/ w.c. with a white suite comprising a shower cubicle, wash hand basin and a low level w.c.
UPVC double glazed window to the rear. Fully tiled. Heated chrome towel rail (which can be operated electrically independently of the gas central heating).

Outside - This home has a garden to the front. A block paved drive extends to the side and into the rear where there is a lawn garden. There is a carport to the side of the property. Number 11 also benefits from a detached garage.

The detached garage has light and power including two external sockets.





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.